



6 Afon Y Felin, Abersoch, Pwllheli, Gwynedd. LL53 7AB

- 2 MINUTE WALK TO THE BEACH
- ALLOCATED PARKING AND ADDITIONAL PARKING
- CENTRAL HEATING
- SHORT WALK TO THE VILLAGE CENTER



PROPERTY DESCRIPTION

6 Afon Y Felin is a mid-terrace coastal property which has been renovated tastefully to create a comfortable home. The property extends over three floors and features an enclosed patio area at the back and private parking for two cars on the front. Afon Y Felin is a short walk to Abersoch Harbour Beach and Abersoch village centre. Available Fully Furnished by separate negotiation.

Afon Y Felin was built new in 2004 and offers a fantastic location, good outside space and a generous living space. There is a private patio area on the back of the property which neighbours a running stream. There are 4 bedrooms in total, a family bathroom, a ground floor shower room and an ensuite shower room on the second floor. Bedroom 1 offers a private balcony on the front of the property which is perfect for morning coffee.

Note: 6 Afon Y Felin includes extra parking for up to 2 cars on the end of the terraces, by number 1. Tenure We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Stamp Duty

Residential - £15,750

Second Home - £34,000

*Figures provided using Welsh Government LTT calculator

Council Tax Band - G Services Mains water, drainage and electricity. Gas fired central heating.

Location Information Pwllheli 6.4 miles . Porthmadog 19.6 miles . Bangor 36.1 miles . Chester 97.1 miles . Shrewsbury 94.1 miles . Manchester 132 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

Marketing Appraisal Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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ROOM DESCRIPTIONS



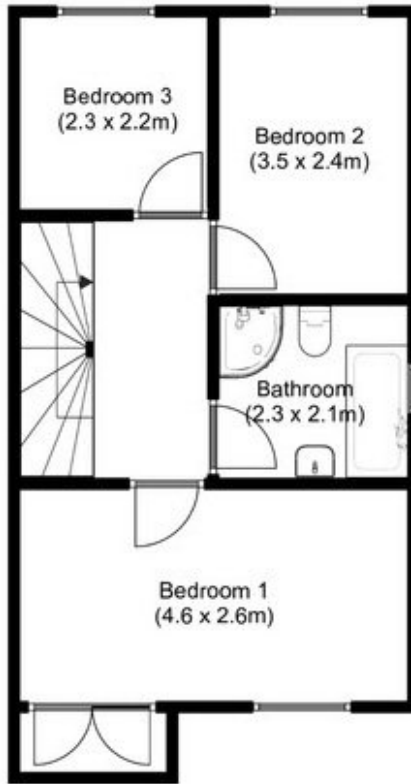
FLOORPLAN & EPC



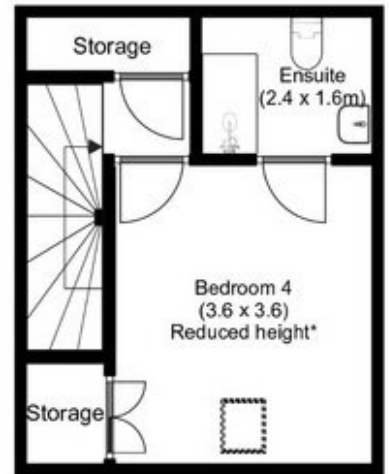
Disclaimer: For illustrative purposes only. The position and size of doors, windows, appliances and other features are approximate.



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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