



Orchard Cottage, Penrhos, Pwllheli, Gwynedd. LL53 7NF

- UNDERFLOOR HEATING
- PRIVATE GARDEN
- FREEHOLD
- OFF ROAD PARKING
- VAULTED CEILINGS
- OPEN PLAN

PROPERTY DESCRIPTION

Orchard Cottage is a cosy welsh cottage with a contemporary open plan interior. Tucked away in a quiet location in Penrhos on the Llyn Peninsula, this property offers private parking and gardens to the front and rear. The living accommodation is all on the ground floor, however the property benefits from a mezzanine level in the lounge, ideal for additional storage, or living space with limited head height.

The property briefly comprises of an open plan living area with kitchen, dining area and lounge with access to both the front and rear gardens, a family bathroom, and two double bedrooms. The mezzanine area is accessed by a spiral staircase in the lounge.

This property is a barn conversion and has a holiday let restriction specified by Gwynedd Council when planning permission was granted in 2015, the property can only be used as a self catered holiday accommodation under it's current categorisation. Planning permission would be required for any change of use.

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 - £0

Second Home - £11,550

*Figures provided using Welsh Government LTT calculator

Council Tax Band - N/A

Services - Mains water, drainage and electricity. Gas Central Heating, Underfloor Heating

Location Information

Abersoch 5 miles . Pwllheli 1.7 miles . Porthmadog 14.9 miles . Bangor 30.9 miles . Chester 77.7 miles . Shrewsbury 84.5 miles . Manchester 114 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

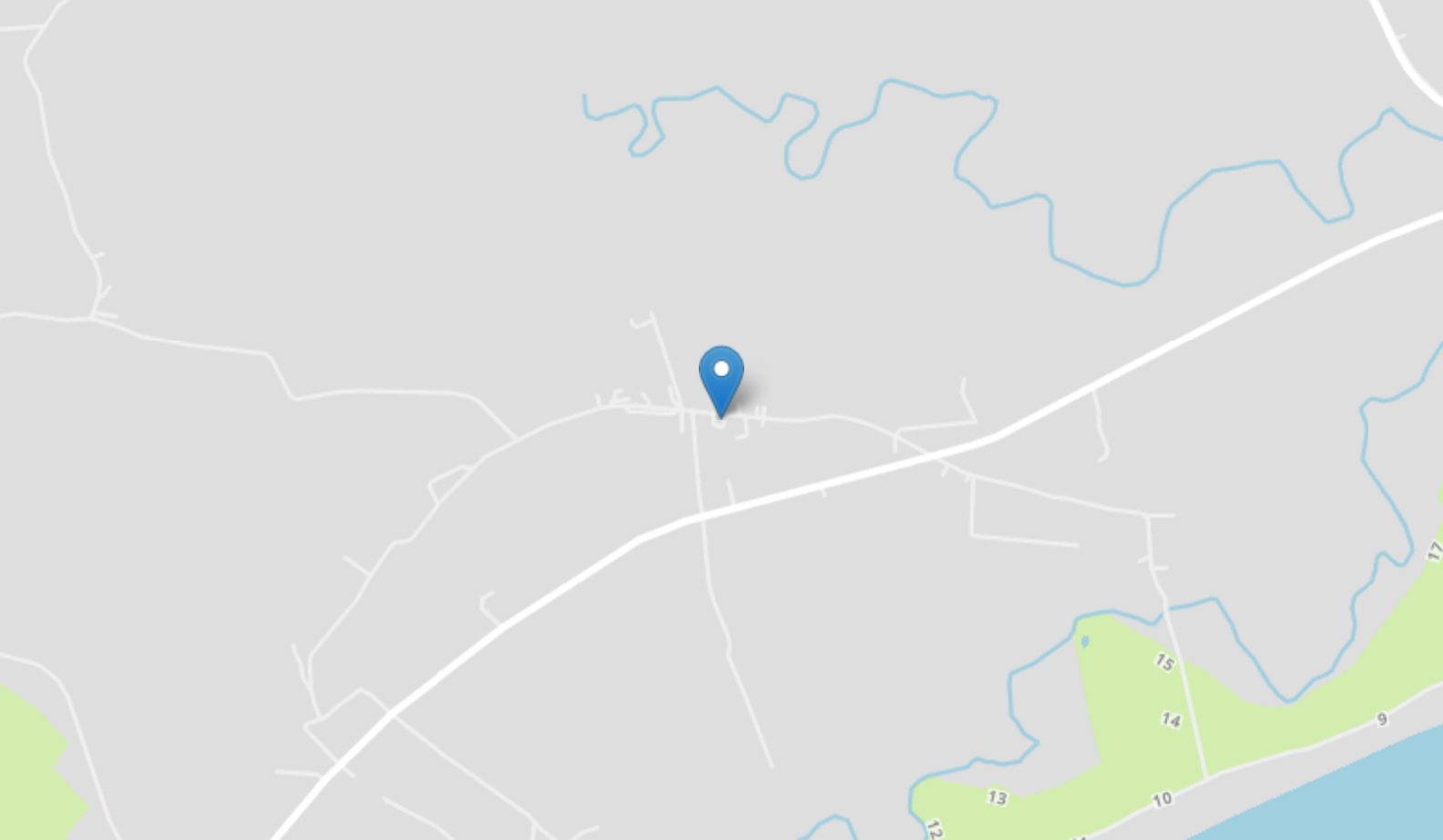
Marketing Appraisal

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.

MISREPRESENTATION DISCLAIMER:

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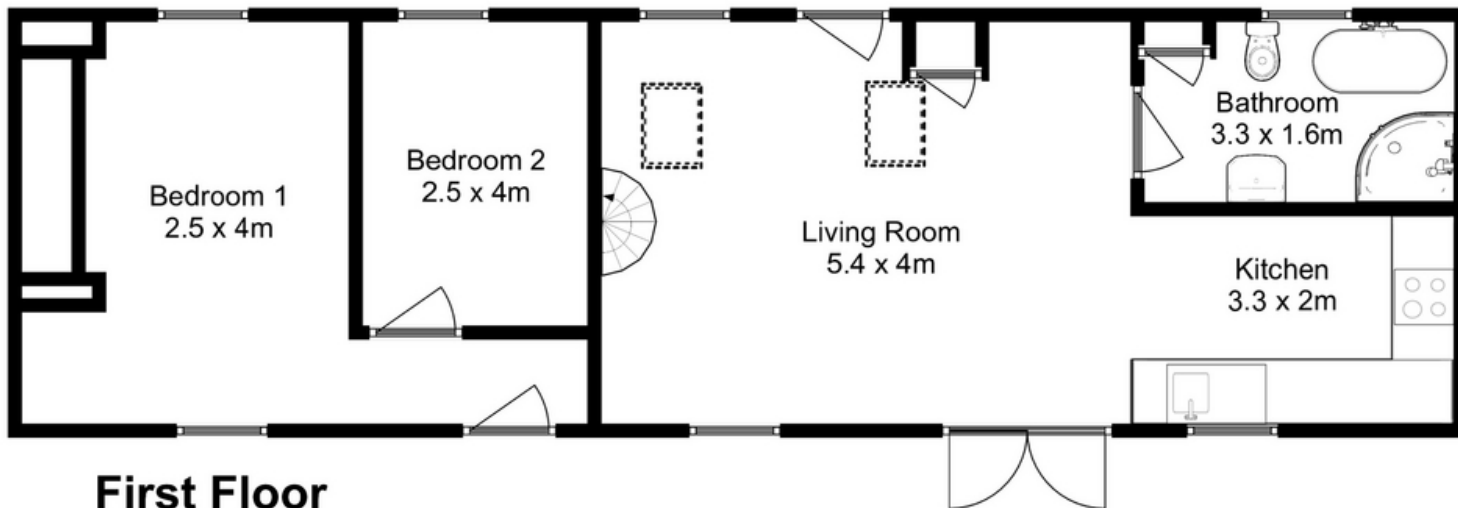




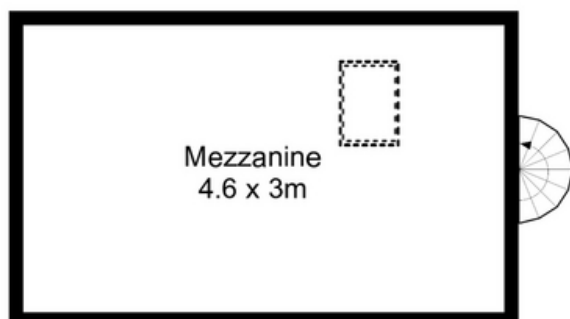
FLOORPLAN



Ground Floor



First Floor



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