



Wendon, Abersoch, Pwllheli, Gwynedd. LL53 7EE

- 5 MINUTE WALK TO THE BEACH
- EXCELLENT CENTRAL LOCATION
- GENEROUS GARDEN
- GARAGE
- OFF ROAD PARKING
- PRIVATE GARDEN

PROPERTY DESCRIPTION

Ideally located in the heart of Abersoch's charming village on the picturesque Llyn Peninsula, North Wales. Situated at the top of Lon Golf which leads to Abersoch main beach and Golf course.

5 bedrooms and 2 bathrooms 2,012 sq ft of living space with a private garden Partial sea views from the first and second floors Convenient 5-minute walk to the beach, shops, and restaurants Ample off street parking This spacious home offers the perfect blend of coastal living and village convenience with local shops and restaurants on your doorstep. The generous 5-bedroom layout provides ample space for growing families or those who love to entertain, while the partial sea views and private garden offer a pleasant space to unwind.

Wendon is an exceptional choice for those seeking a centrally located residence in the heart of one of Wales's most picturesque seaside villages. With its ideal location, thoughtful design, and abundance of living space, this home is sure to elevate your coastal lifestyle.

The coastal village of Abersoch is a highly sought after location and is renowned for it's association to sailing and boating and is home to the South Caernarfonshire Yacht Club. Local amenities include local Londis and SPAR supermarkets, several restaurants, cafes and bars, clothes and gift shops, pharmacy, garages and a local butcher. Several popular beaches can also be found within short walks from the village centre.

Viewings are highly recommended through Elvins Estate Agents.

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 – £36,750 Second Home – £66,200 *Figures provided using Welsh Government LTT calculator

Council Tax Band – F

Services Mains water, drainage and electricity. Gas fired central heating.

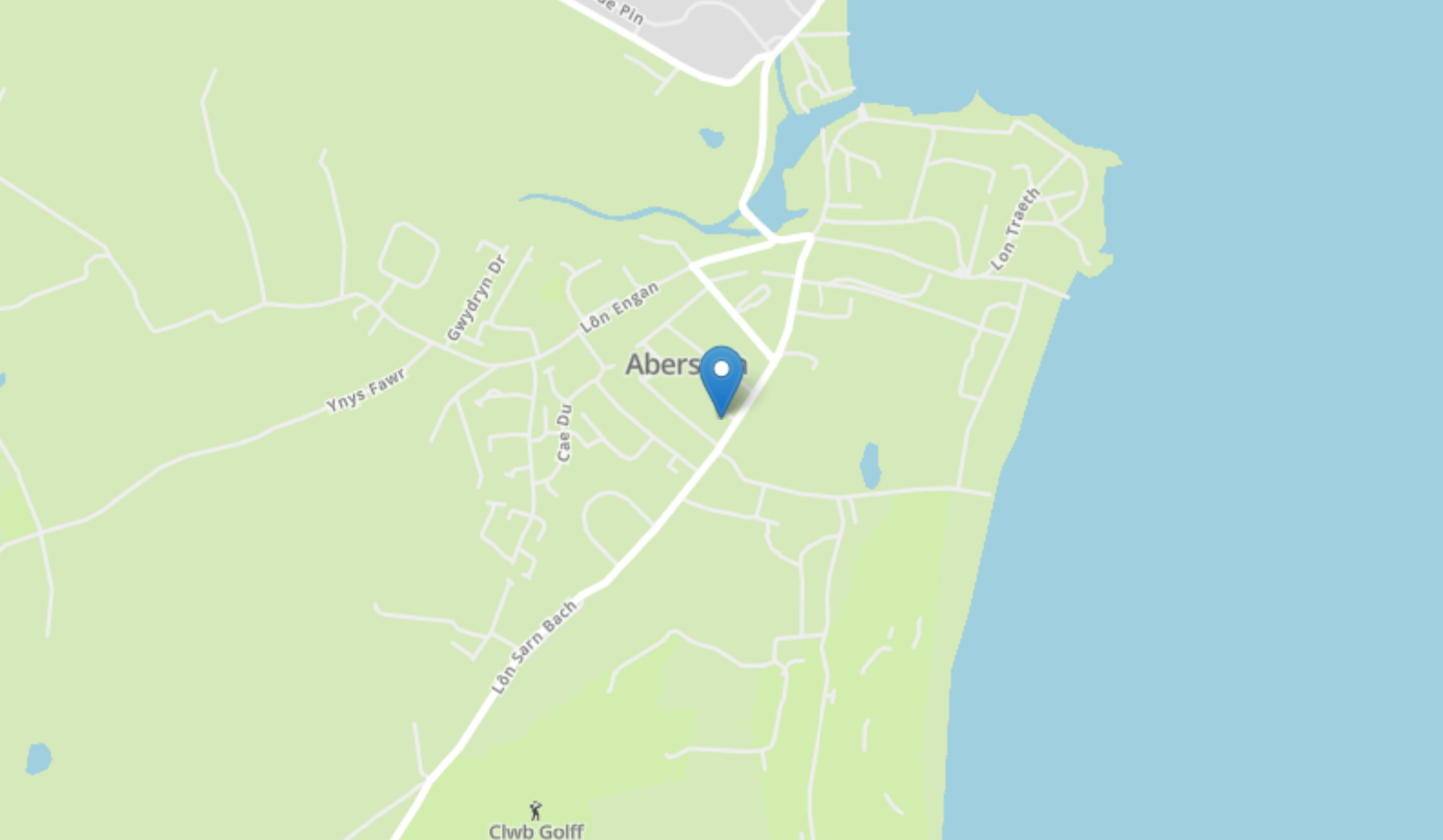
Location Information Pwllheli 7.1 miles . Porthmadog 20.3 miles . Bangor 36.5 miles . Chester 95.3 miles . Shrewsbury 95.7 miles . Manchester 132 miles.

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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FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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