



Glennydd, Mynytho, Pwllheli, Gwynedd. LL53 7RY

- ALLOCATED PARKING
- DETACHED GARAGE WITH WATER
- COUNTRYSIDE OUTLOOK
- MODERN INTERIOR
- OPEN PLAN

PROPERTY DESCRIPTION

A charming detached bungalow in Mynytho which benefits from a modern interior, having been full renovated in recent years. This turn key property offers open plan living in the living room and dining area, 3 bedrooms, 2 bathrooms and a detached single garage.

The driveway provides off road parking for multiple vehicles and the property enjoys pleasant countryside views at the back. A generous hallway is finished with hard flooring and leads to the comfortable living/dining room with dual aspect windows and remote controlled blinds. The living and dining area also benefits from sliding patio door to the front patio and garden. The kitchen is on the back of the property which includes integrated appliances, a NEFF oven, a door to the side and a countryside outlook.

There are 3 double bedrooms in total, all with integrated wardrobes. The master bedroom enjoys a countryside outlook and an ensuite bathroom with a bathtub, shower above, wash basin, W/C and floating storage cupboard. A shower room services bedroom 2 and 3 which features a corner shower cubicle, wash basin and W/C. 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 – £7,500

Second Home – £24,950

*Figures provided using Welsh Government LTT calculator

Council Tax Band – E

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

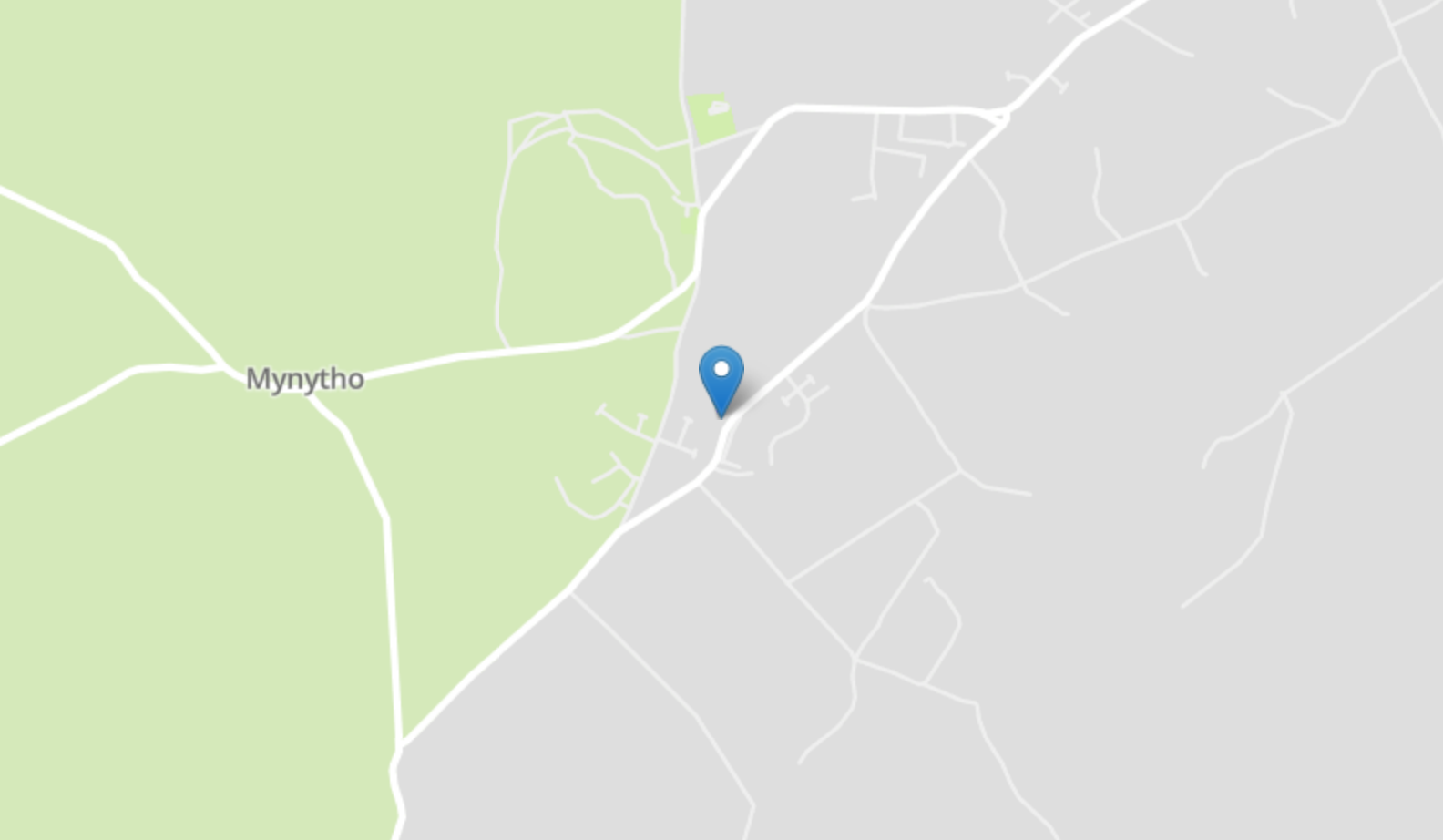
Location Information Pwllheli 4.2 miles . Porthmadog 17.4 miles . Bangor 33.1 miles . Chester 94.8 miles . Shrewsbury 91.9 miles . Manchester 129 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

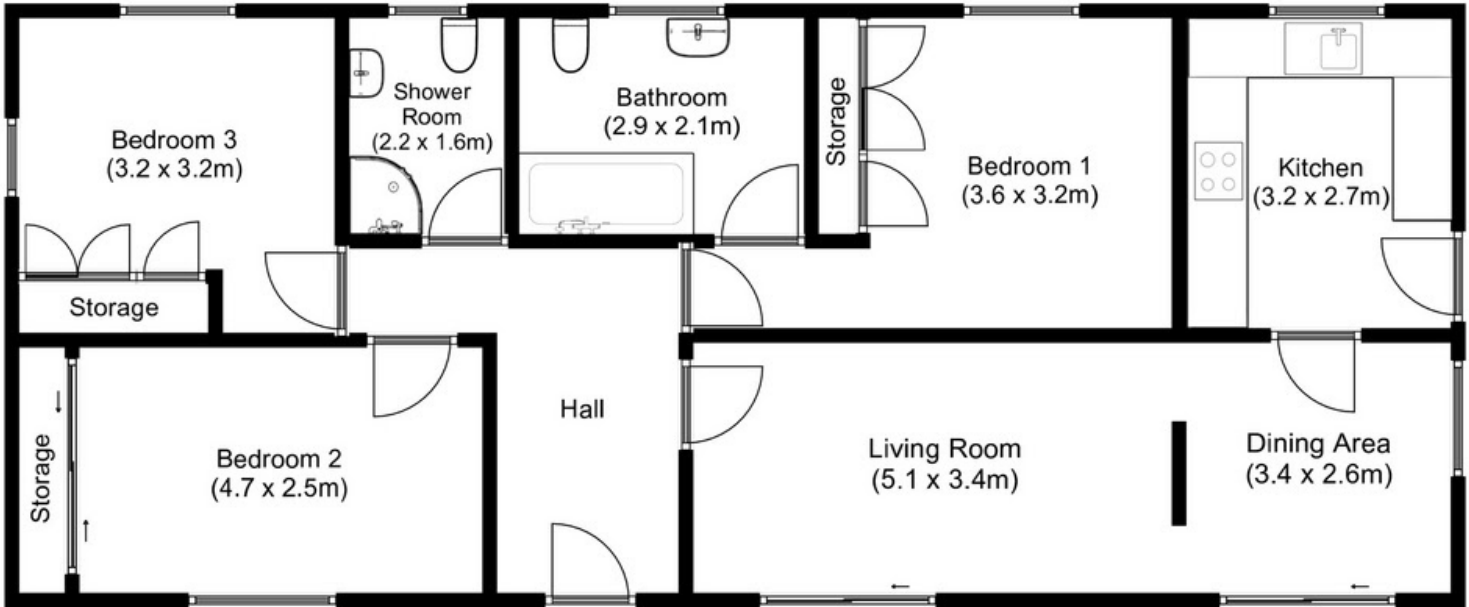
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Ground Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	