



# Palmyra, Abersoch, Pwllheli, Gwynedd. LL53 7EY

- 5 MINUTE WALK TO THE BEACH
- BESPOKE DESIGN
- BUILT NEW IN 2022
- EV CHARGER
- LOG BURNER
- TESLA ENERGY STORAGE
- GENEROUS GARDEN AND BALCONY

## PROPERTY DESCRIPTION

Completed in 2022, Palmyra, Abersoch is a unique, stunning new build property finished to an impeccable standard and offering the highest level of energy performance technology. Including a Tesla battery and air conditioning. Idyllically located a stones throw from the highly sought after Abersoch beach and golf club, this property offers generous accommodation with 4 bedrooms, 4 bathrooms over an impressive 2,880 SqFt!

On entrance to the property you are greeted by a double height atrium flooded with light by two substantial sky lights. To the left hand side a dedicated boot room provides adequate storage for all coats and shoes upon entering the property. The ground floor comprises of 4 comfortable double bedrooms each with private En-Suite shower rooms, and a separate W/C. There is also access to the rear garden, and an open staircase provides access to the first floor.

The first floor briefly comprises of an open plan kitchen and dining room and a separate lounge. The open plan kitchen and dining area spans an impressive 10 meters and also benefits from dual aspect balconies creating a seamless transition to the outdoors. 3 pane sliding doors provide access to each balcony and frame the stunning countryside outlook on either side of the property. The high spec kitchen is fully equipped with integrated appliances including fridge/freezer, dishwasher, oven and hob, and a wine fridge. A multi fuel log burner offers a focal point to the first floor lounge, creating a cosy feeling to compliment the scale of the property.

To the rear of the property there is a private garden with a beautiful oak framed outbuilding which offers a double garage, accessible across the lawn with mesh technology beneath. A dedicated plant room, an additional shower room and a purpose built utility room. The property has secure boundaries and is accessed through an electric gate. There is ample parking for multiple vehicles to the front of the property, a boat shelter to the side and an outside shower with a hot water feed.

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 – £147,150

Second Home – £218,400

\*Figures provided using Welsh Government LTT calculator

Council Tax Band – G

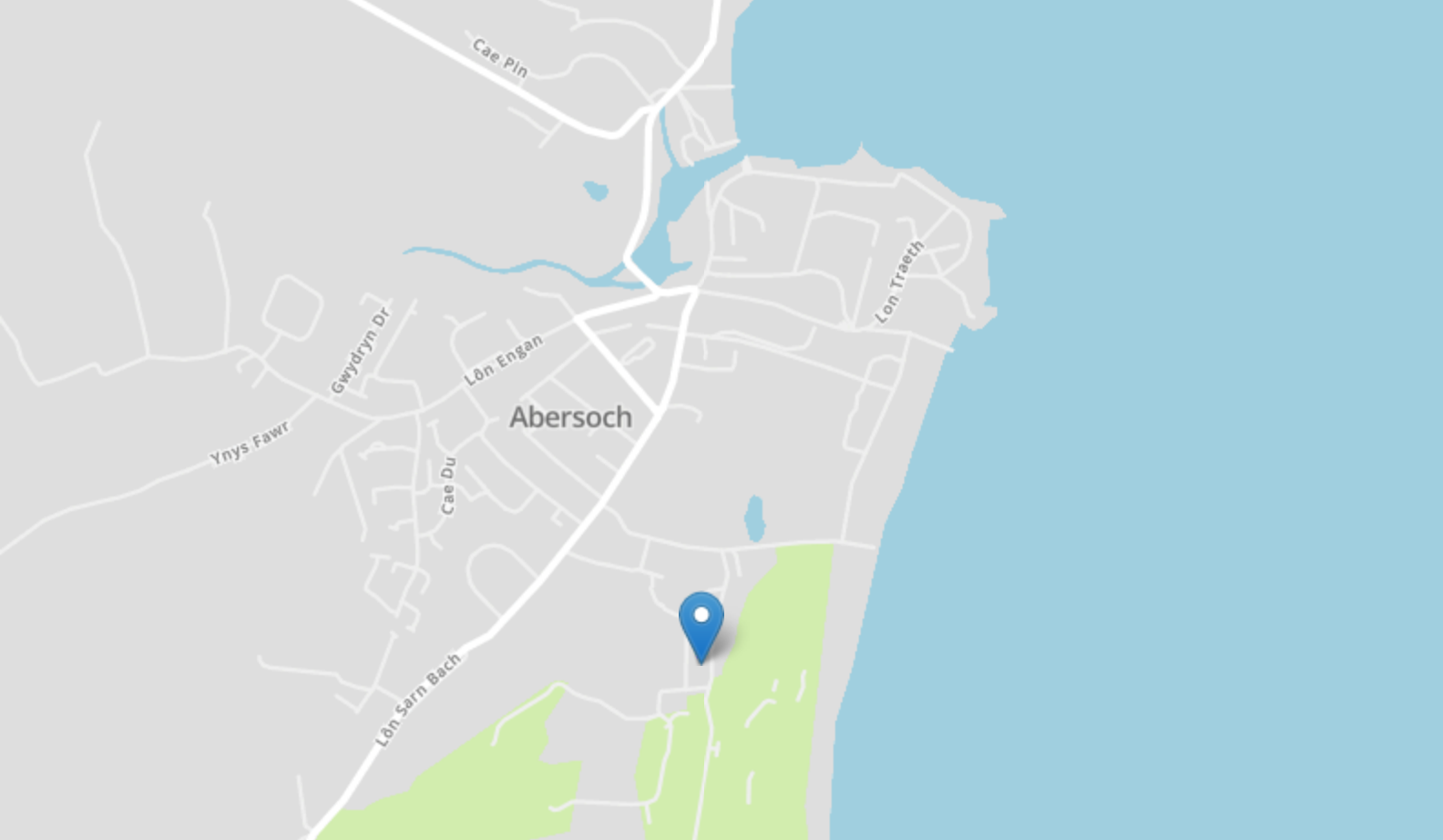
Services Mains water, drainage and electricity. Cost neutral geothermal ground source hot water heating and solar power electricity with Tesla energy storage system. Therefore low maintenance and very low heating and electricity costs

Location Information Pwllheli 5.3 miles . Porthmadog 18.3 miles . Bangor 34.7 miles . Chester 94.4 miles . Shrewsbury 92.1 miles . Manchester 130 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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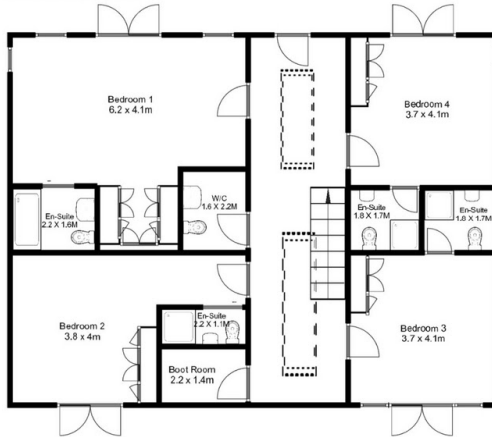




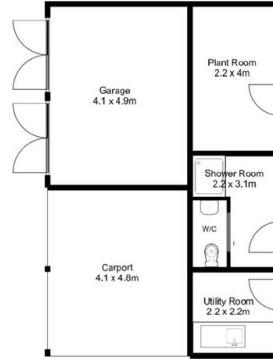
# FLOORPLAN & EPC



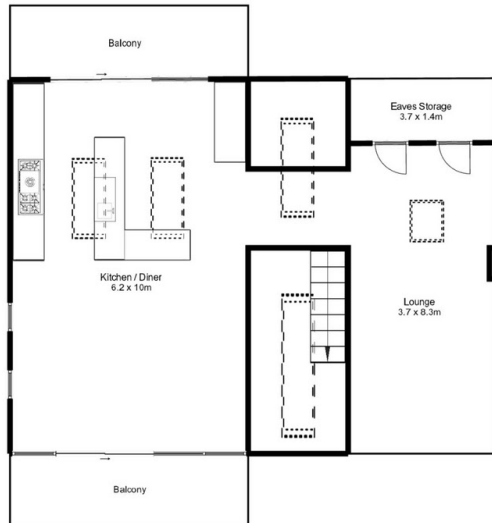
## Ground Floor



## Garage / Outbuildings



## First 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+)	<b>A</b>	97	97
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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