



3 Brynmor, Abersoch, Pwllheli, Gwynedd. LL53 7UL

- NEW KITCHEN, UTILITY AND SHOWER ROOM 2022
- EXCELLENT LOCATION
- 2 BATHROOMS
- COUNTRYSIDE OUTLOOK
- 15 MINUTE WALK TO THE BEACH
- OPEN PLAN

PROPERTY DESCRIPTION

3 Brynmor is an immaculate coastal property which is conveniently location for Abersoch's beaches, restaurants, yacht club and golf club. A wonderful lock up and leave home, featuring a stylish interior and a new open plan kitchen/dining area, shower room and utility which was complete early 2022. Other benefits include a beautiful countryside outlook from the back of the property, a good sized rear garden and parking on the front of the property.

The property is accessible from the front door to the lounge and also accessible at the back to the utility, both at ground level. Entering the lounge, there is an instant sense of space and plenty of natural light due to the dual aspect windows and neutral colours throughout. A window on the back of the lounge provides views over open countryside and down into the back garden. A staircase lead down to the kitchen/dining area and an additional staircase leads to the bedrooms and bathroom.

The kitchen and dining area has been tastefully modernised with a country, shaker style kitchen, complete with granite worktops. Appliances include a Bosch soft close/open oven with plate warmer below, integrated dishwasher and a wine cooler integrated in the island. The original fireplace remains with exposed stone, providing plenty of character. The dining area is well positioned to benefit from a view out towards the rear garden and countryside in the distance.

All three bedrooms and a main bathroom are on the second floor. There are two bedrooms on the front of the property and bedroom three is on the back which benefits from countryside views. The main bathroom features a corner bathtub with an electric shower, wash basin, W/C and a heated towel rail.

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 £8,640

Second Home £26,850

*Figures provided using Welsh Government LTT calculator

Council Tax Band - D

Services Mains water, drainage and electricity. Gas fired central heating (New boiler in 2022 with Hive remote heating).

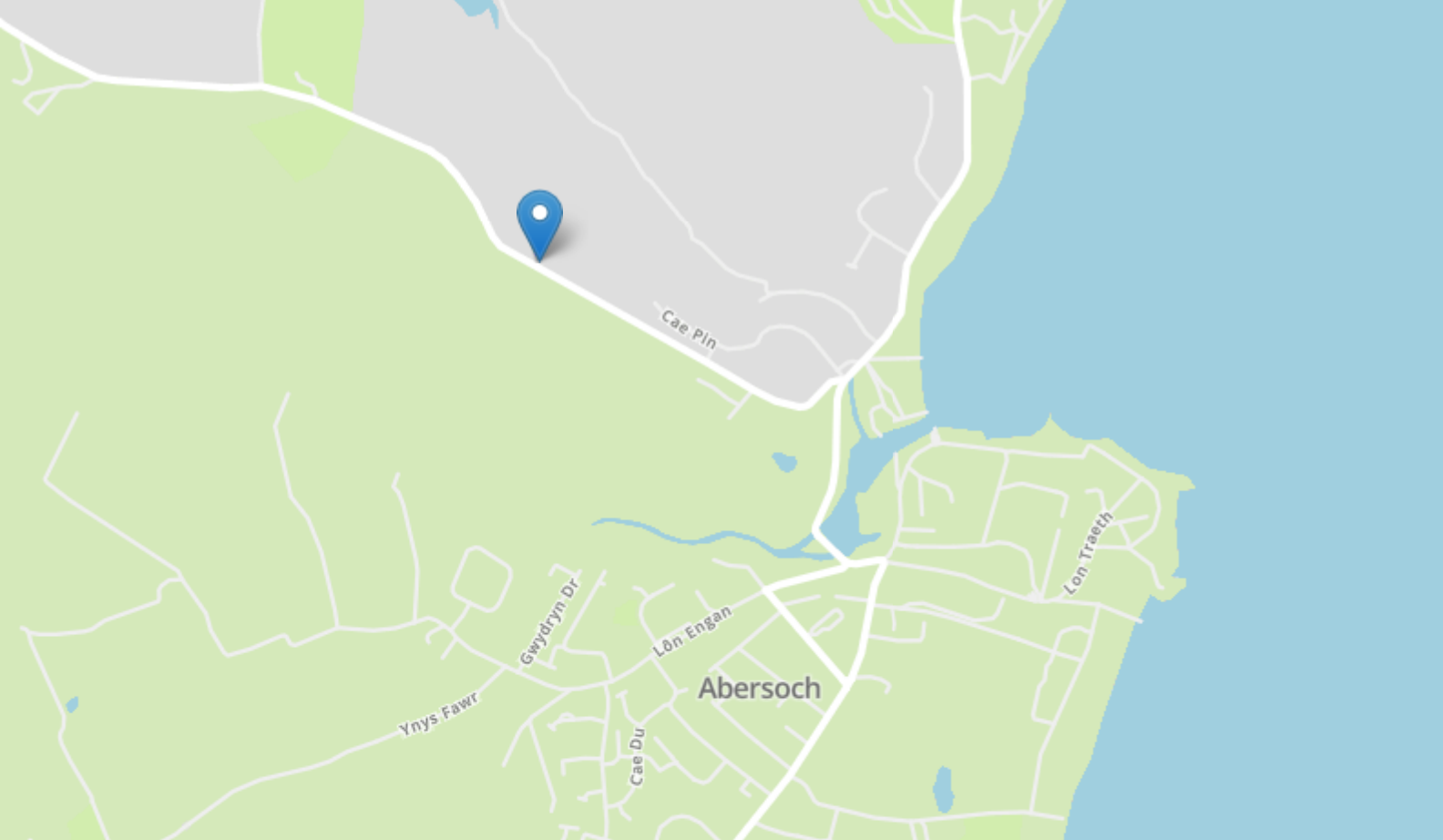
Location Information Pwllheli 6.7 miles . Porthmadog 19.9 miles . Bangor 35.9 miles . Chester 82.7 miles . Shrewsbury 89.5 miles . Manchester 120 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

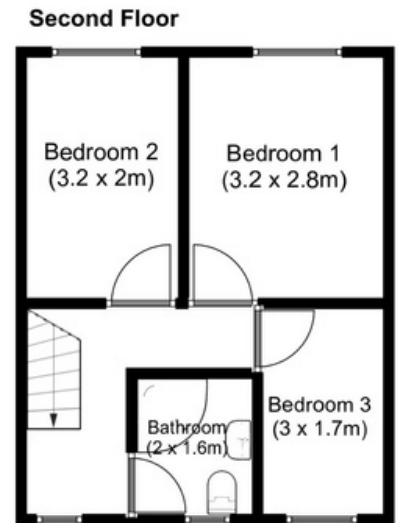
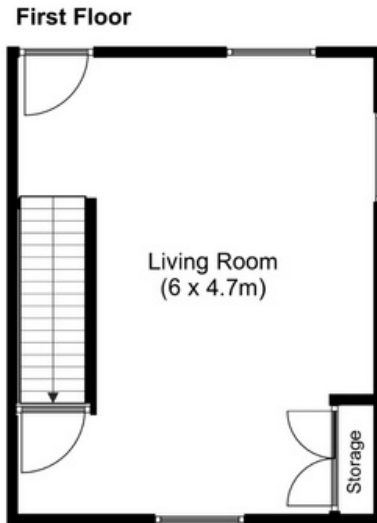
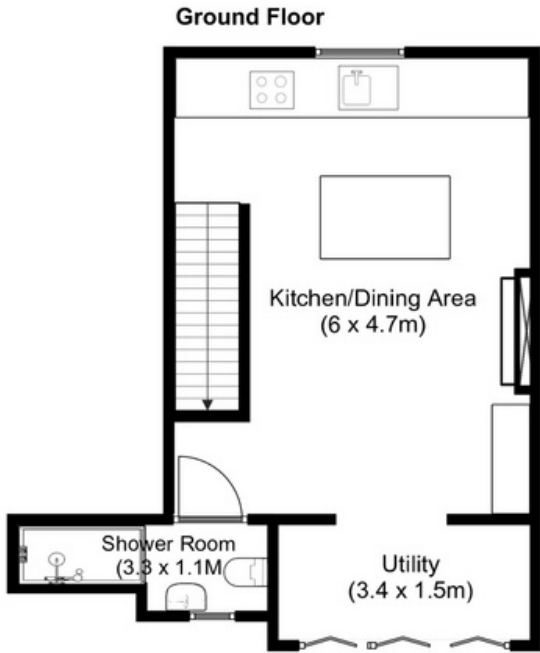
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FLOORPLAN & EPC



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 | | |
| (69-80) | C | | 74 |
| (55-68) | D | | |
| (39-54) | E | 43 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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