



# 3 Ty Pinc, Ger Y Foel, Mynytho, Pwllheli, Gwynedd. LL53 7RD

- BALCONY
- PARTIAL SEA VIEWS
- TWO GARAGES
- LARGE DRIVEWAY
- GENEROUS GARDEN

## PROPERTY DESCRIPTION

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Located in the heart of Mynytho village, Ty Pinc, 3 Ger Y Foel is a well presented 4 bedroom detached property. The 4 bedrooms are located on the ground floor of the property, with the main bathroom and an ensuite for bedroom 1. The living areas on the first floor are made up of a kitchen, a living room with a gas fire and access to a balcony with partial sea views and the second reception room currently being used as a dining room / office.

Ty Pinc offers a private outdoor space made up of a block paving driveway which can accommodate multiple vehicles, as well as 2 garages for ample secure storage. A well kept, enclosed rear garden features mature borders and benefits from the sun all day due to the South facing aspect. There is access to the property through the conservatory.

Mynytho lies three miles from Abersoch and is well served by a Post Office and general store next to the property, and includes a school, community hall and has the benefit of a bus service running at regular intervals through Mynytho connecting the surrounding villages and the market town of Pwllheli.

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 – £17,625

Second Home – £36,875

\*Figures provided using Welsh Government LTT calculator

Council Tax Band – F

Services Mains water, drainage and electricity. Oil fired central heating. Gas fire in the lounge.

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

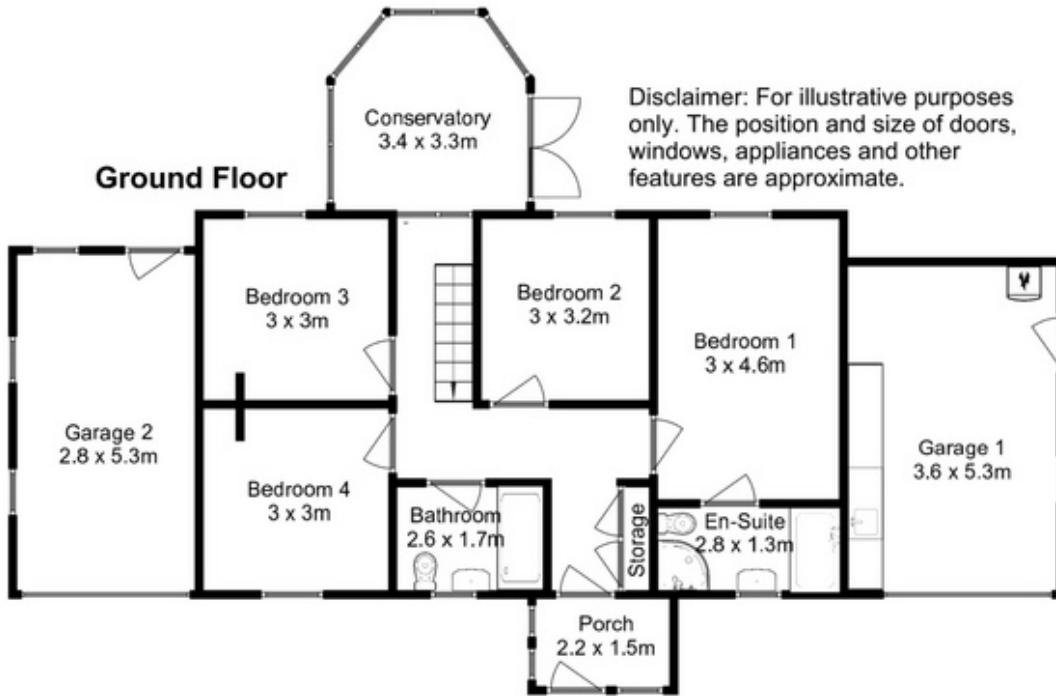
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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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