



Tanrardd, Llangian, Pwllheli, Gwynedd. LL53 7LN

- ALLOCATED PARKING
- BESPOKE DESIGN
- CHARACTER COTTAGE
- COUNTRYSIDE OUTLOOK
- LOG BURNER
- OFF ROAD PARKING
- RECENTLY RENOVATED TO A HIGH STANDARD
- VAULTED CEILINGS

PROPERTY DESCRIPTION

Tan'rardd is an immaculately maintained and beautifully renovated Welsh stone cottage in the picturesque village of Llangian on the Llyn Peninsula. Centrally located in the highly sought after village, this property sits within an area of outstanding natural beauty, with a countryside outlook to the rear and just a short drive to neighbouring coastal villages.

The current owners have sympathetically renovated this property over the years, maintaining character features and the cottages history and adding touches of a classic modern style. The living room extension was added in 2010, with vaulted ceilings, a central log burner creating a cosy focal point and a stunning oak framed glass gable end providing access to the private patio.

The property offers generous family accommodation with 3 double bedrooms. A family bathroom on the ground floor and a shower room on the first floor. There is also a functional office/dining room providing a dynamic and functional space for both work and entertaining.

Externally the property benefits from private, gated off road parking to the front, and a private, landscaped patio to the rear. The church grounds to the rear are separated by a stream creating a tranquil environment, a private walkway over the stream makes this feel like an extension to the garden.

Stamp Duty

Residential - £23,250

Second Home - £51,200

*Figures provided using Welsh Government LTT calculator

Tenure We believe the property to be Freehold. But potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band - F

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

Location Information

Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

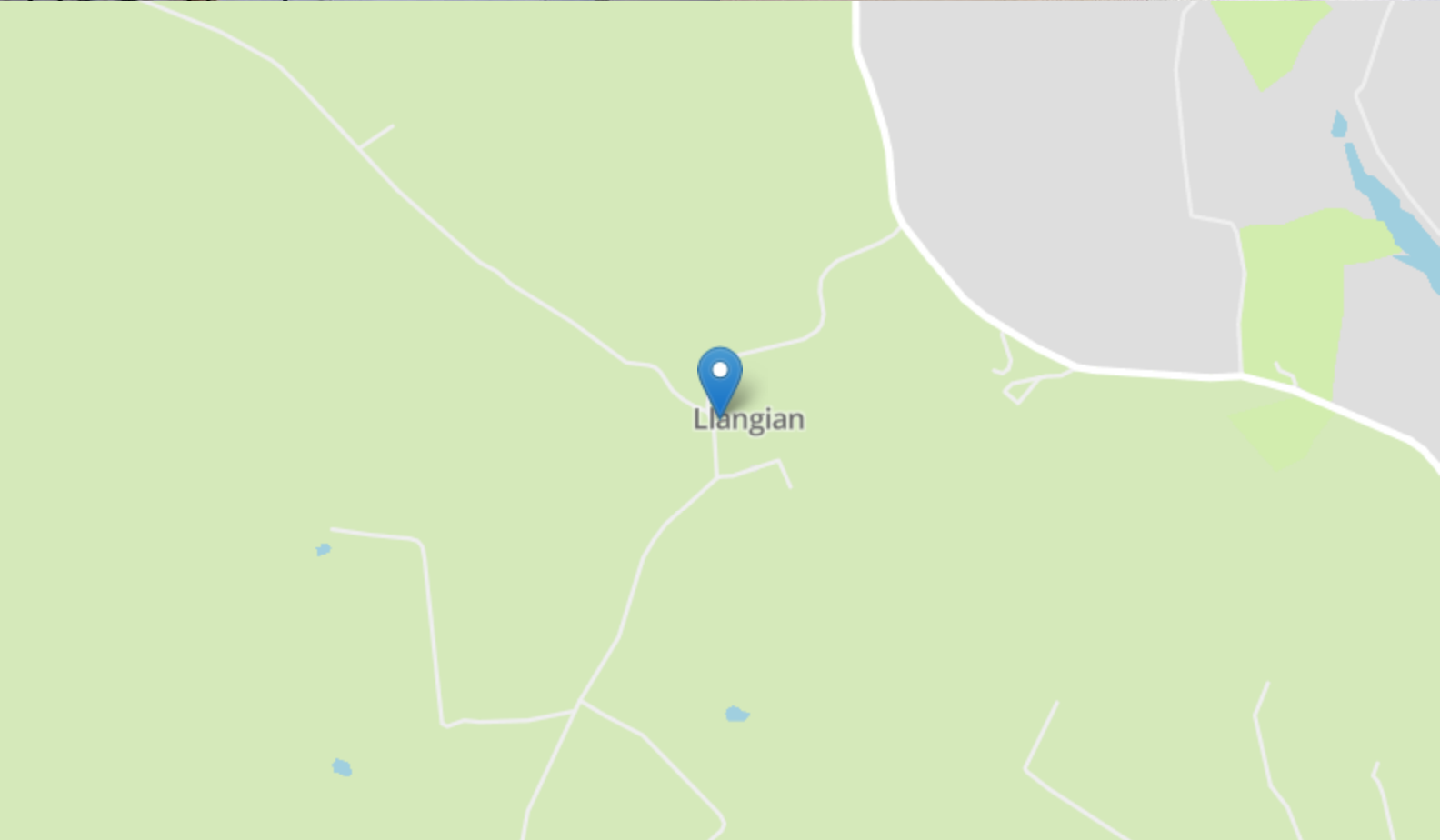
Viewing Viewing is strictly by appointment only with Elvins Estate Agents

Marketing Appraisal

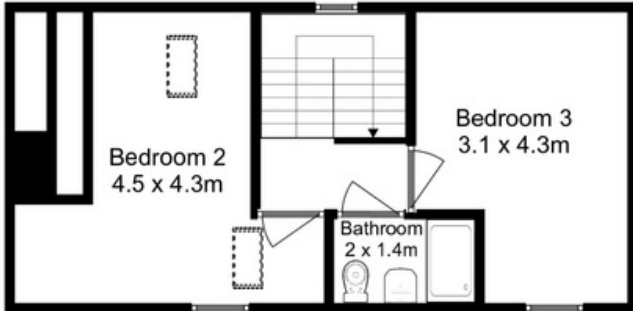
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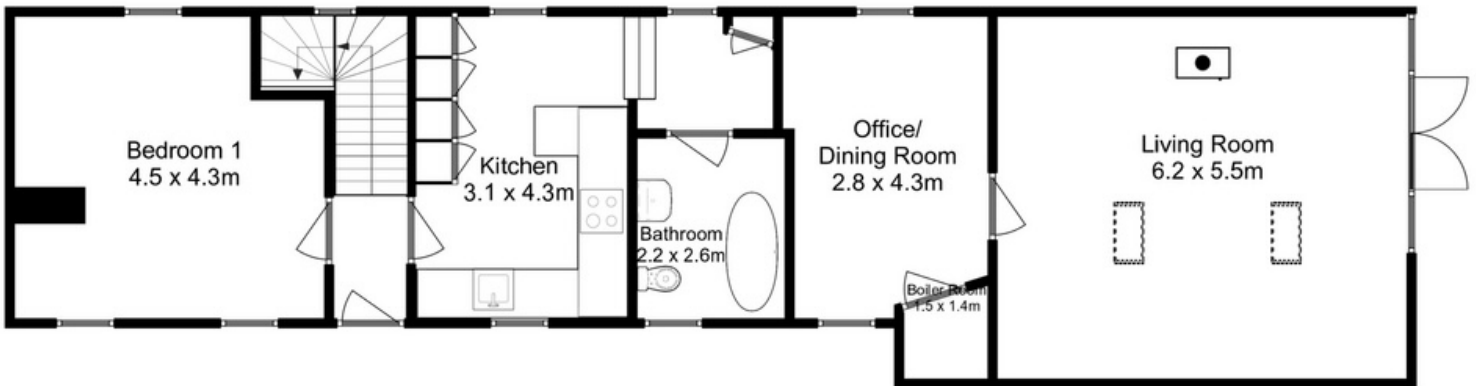


First Floor



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

Ground Floor



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	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	