



Dolydd, Mynytho, Pwllheli, Gwynedd. LL53 7RF

- LARGE DRIVEWAY
- SOLAR PANELS
- SEA VIEW
- COUNTRYSIDE OUTLOOK
- CENTRAL HEATING
- GARAGE

PROPERTY DESCRIPTION

Tucked away in the heart of Mynytho in Gwynedd, North Wales, Dolydd offers comfortable family accommodation on a generous plot with far reaching sea and countryside views. The property was constructed in 1991 and measures an impressive 2570 Sq Ft including a loft room which spans the entire length of the property with good head height and holds plenty of potential to be explored.

Briefly comprising of 3 bedrooms, 1 bathroom, living and dining room, kitchen and separate utility room, the property also benefits from a conservatory, built in garage and a loft room. The property is currently ripe for renovation and modernisation. 4kW solar panels were installed in 2014 making the property efficient and sustainable.

Externally the property has a generous garden to the front with ample parking and mature foliage. There is also a brick outbuilding. The gas tank is sunk within the front garden. To the rear, the property has a patio area that benefits from the countryside and sea views over Abersoch bay and the St Tudwals Islands.

Mynytho lies three miles from Abersoch and is well served by a Post Office and general store within a short walk of 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 – £15,375

Second Home – £33,425

*Figures provided using Welsh Government LTT calculator

Council Tax Band – F

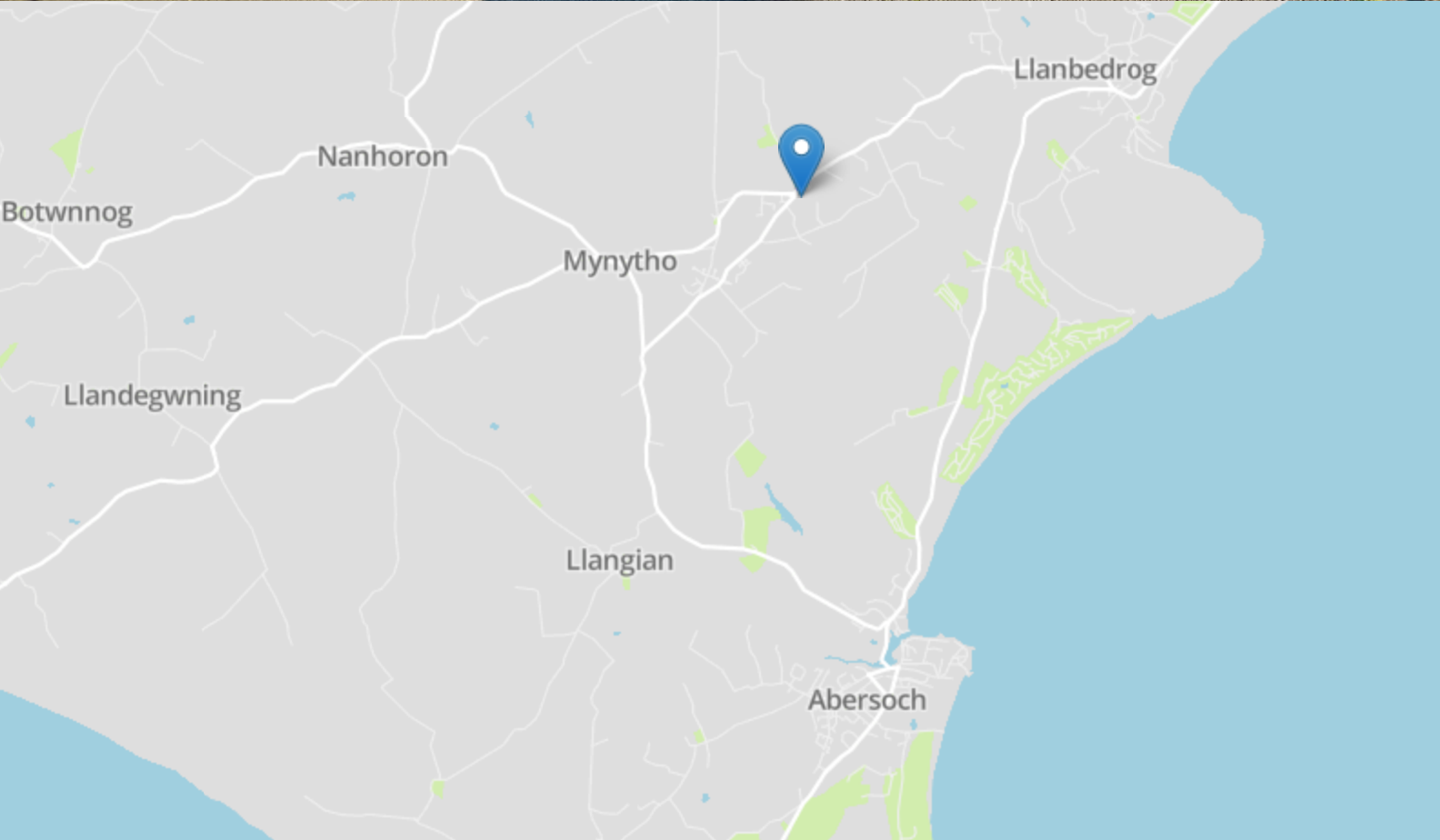
Services Mains water, drainage and electricity. Gas fired central heating. Solar Panels

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

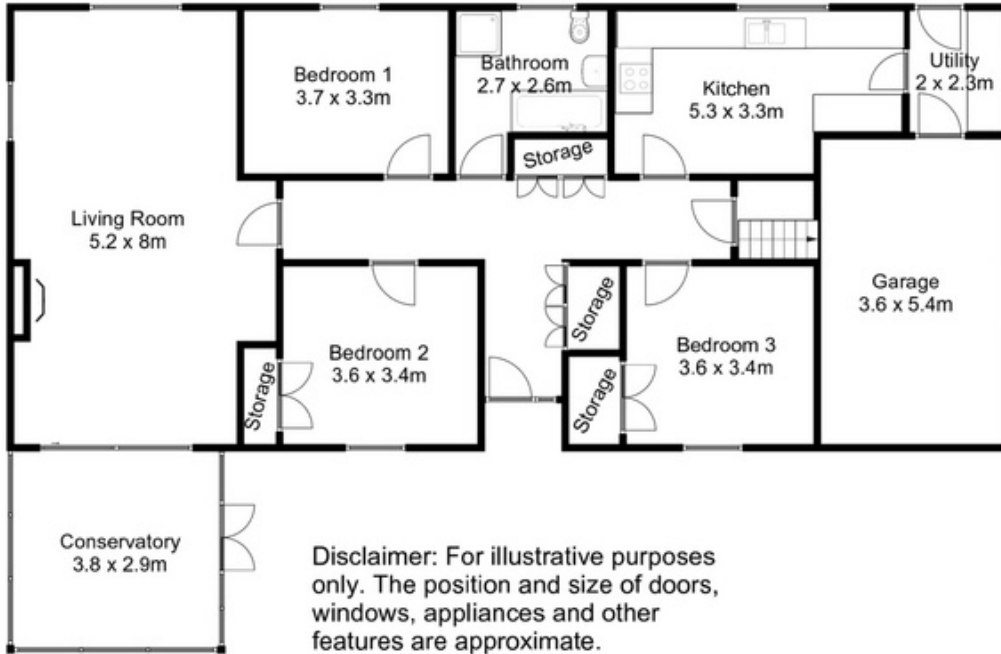
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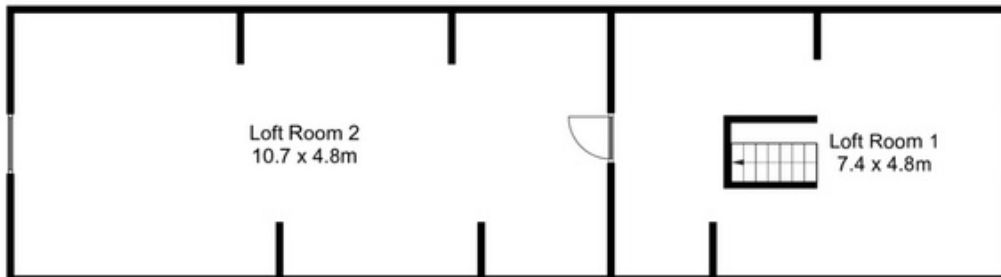




Ground Floor



First Floor



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