



# Glanfa, Bwlchtocyn, Pwllheli, Gwynedd. LL53 7BT

- 10 MINUTE WALK TO THE BEACH
- PLANNING PERMISSION TO REMODEL
- SEA VIEWS
- GENEROUS GARDEN
- EXCELLENT LOCATION
- OFF ROAD PARKING

## PROPERTY DESCRIPTION

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An exciting opportunity to acquire a detached coastal property in a beautiful location WITH PLANNING PERMISSION to redevelop and create a contemporary 4 bedroom, 3 bathroom property with an open plan living, kitchen and dining area, as well as a sun terrace to benefit from the stunning sea views.

Glanfa in Bwlchtocyn, near Abersoch is located in an elevated position on the coast of the Llyn Peninsula, North Wales. The current owners have planning permission granted to transform this property to further enhance the outlook from the property and create a spectacular modern home by the sea. The plans include an open plan living area and kitchen with bi-folding doors providing access to the back garden. Additionally there is a utility room and 2 ensuite bedrooms on the ground floor. A first floor offers 2 bedrooms, a bathroom and access to a sun terrace, all with stunning sea views. Externally there will be a driveway on the front of the property and a patio at the back with fire pit, extending into the generous garden which also benefits from an additional right of access through a separate gated entrance.

Glanfa is a 5 minute walk to Machroes Beach which merges with Abersoch main beach. It is possible to walk from Glanfa, via Machroes and Abersoch beach into the village which will take approximately 30 minutes. Abersoch Golf course expands towards Machroes Beach and the first tee is approximately 20 minutes walk. The Porth Tocyn Hotel is a 5 minute walk away which offers Sunday lunch and Mickeys Tearoom is located at Machroes beach which is a unique beachside Cafe & Boatyard, serving coffee & food with a beautiful coastal view. Viewings are highly recommended through Elvins Estate Agents.

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 – £25,425

Second Home – £48,835

\*Figures provided using Welsh Government LTT calculator

Council Tax Band – F

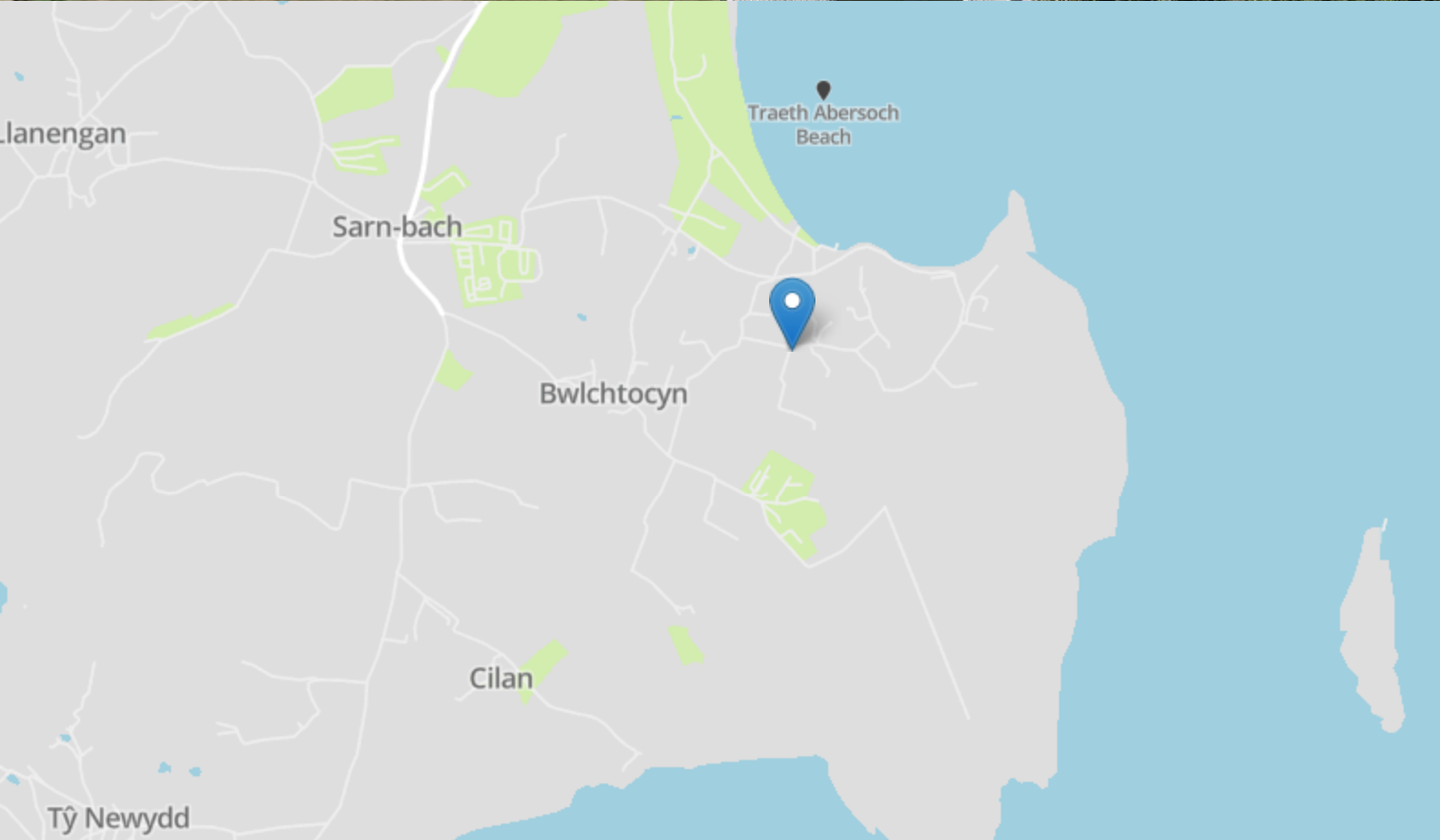
Services Mains water, drainage and electricity.

Location Information Pwllheli 3.9 miles . Porthmadog 17.1 miles . Bangor 33.6 miles . Chester 94.5 miles . Shrewsbury 91.6 miles . Manchester 129 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

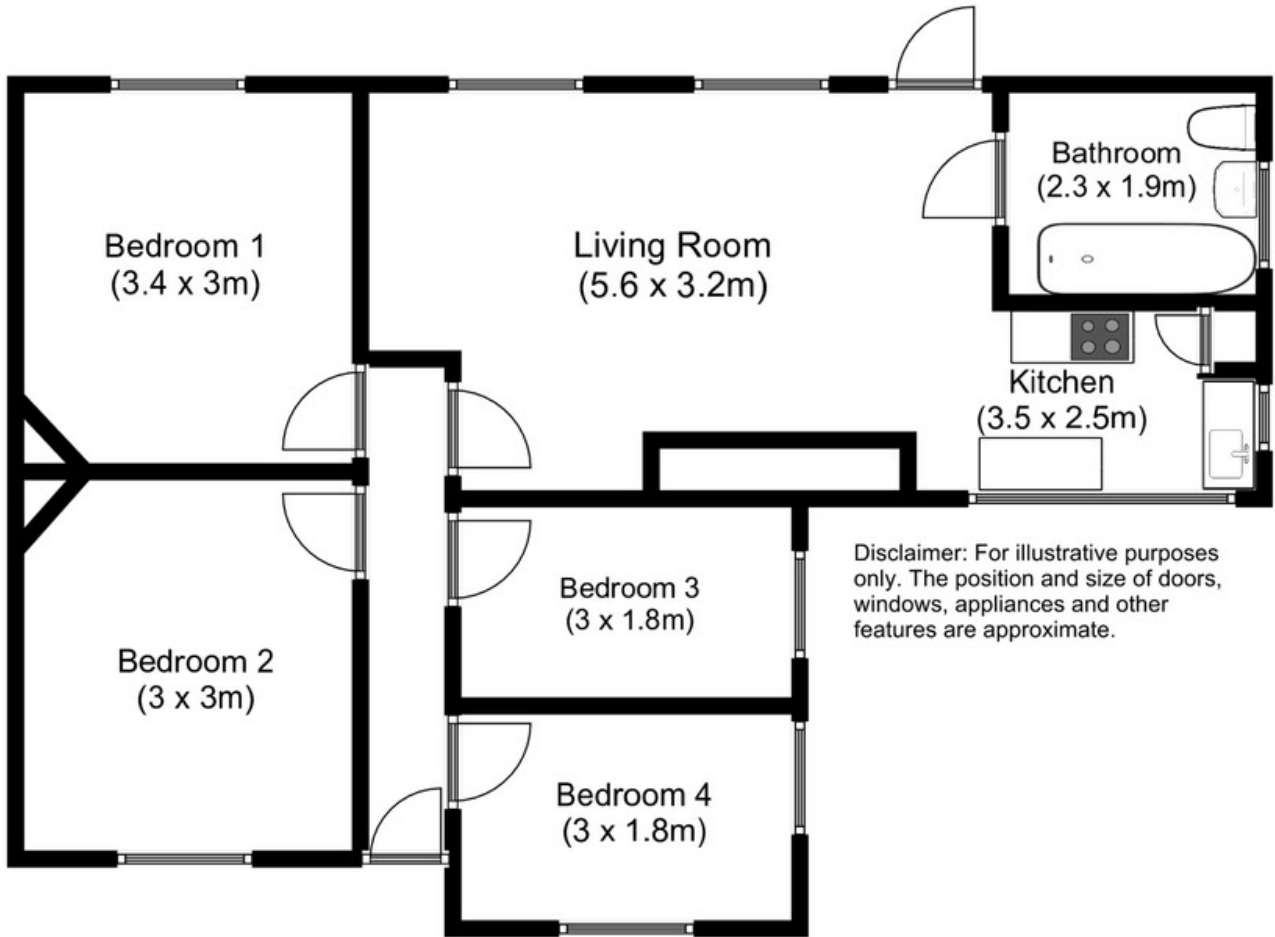
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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>39</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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