



Castell, Cilan, Pwllheli, Gwynedd. LL53 7DD

- COUNTRYSIDE OUTLOOK
- PRIVATE GARDEN
- SEA VIEWS
- RURAL PROPERTY

PROPERTY DESCRIPTION

Castell is a pleasant 2 bedroom semi-detached property located on the picturesque Cilan headland. Gaining stunning views over Porth Neigwl (Hell's Mouth) and the Llyn Peninsula, this property is in an elevated position in a semi-rural location just a short drive from the popular coastal village of Abersoch.

To the front of the property is a private and gated parking area with space for multiple vehicles. On entering the property we find a central entrance hallway with the bedrooms located either side. To the rear we find a family bathroom complete with w/c, wash basin and a shower over bath. To the end of the hallway we find the living space which is comfortable in size and benefits from sea views to the rear of the property. The kitchen is also located to the rear of the property and provides access to the rear garden.

Note: The vendors also own the neighbouring property, Castell Isaf which may also be available by separate negotiation.

Stamp Duty

Residential – £1,500

Second Home – £12,450

*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 – C

Services Mains water and electricity. Septic tank. Electric Storage heaters.

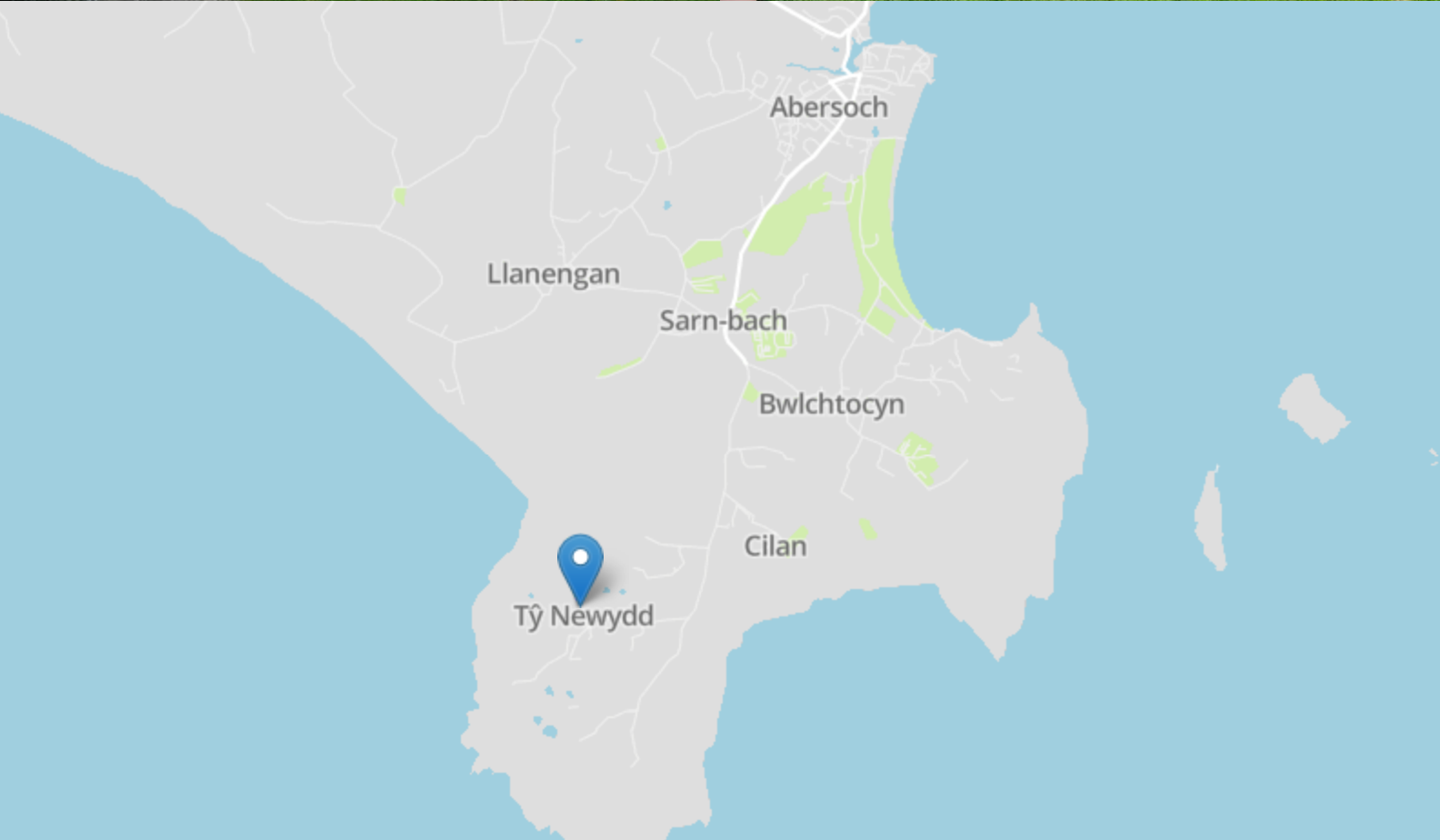
Location Information Abersoch 2.7 miles . Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

Marketing Appraisal Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

MISREPRESENTATION DISCLAIMER: Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection





Ground Floor

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		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	