



## 98 Cae du Estate, Abersoch, Pwllheli, Gwynedd. LL53 7DE

- SEA VIEWS
- 10 MINUTE WALK TO THE BEACH
- PRIVATE GARDEN
- OPEN PLAN
- EXCELLENT LOCATION

## PROPERTY DESCRIPTION

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98 Cae Du is a distinctive 'A' frame style house which offers 3 bedrooms, 2 bathrooms, open plan living and stunning sea views from the first floor balcony. The balcony and views are the main attractions at this well located property, the decking wraps around the front and side of the property to make the most of the fantastic outlook and position of the sun all day.

The first floor comprises of the living area, a modern kitchen with granite worktops and a dining area, complete with a central oak staircase and glass balustrade leading to the ground floor. French doors in the kitchen open up on to the balcony with sea views. The balcony is also accessible from the lounge area which features purpose made plantation shutters for the A frame windows.

The ground floor provides three good sized bedrooms, a main bathroom and a walk in shower room. There are numerous storage cupboards and a utility with sliding doors to the enclosed back garden with mature borders. At the front of the property there is a driveway and a car port.

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 – £12,375

Second Home – £28,825

\*Figures provided using Welsh Government LTT calculator

Council Tax Band – E

Services Mains water, drainage and electricity. Electric 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 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.

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# FLOORPLAN & EPC



## 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>43</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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