



Dolphin Lodge, Maes Gwydryn, Abersoch, Pwllheli, Gwynedd. LL53 7ED

- 5 MINUTE WALK TO THE BEACH
- CENTRAL LOCATION
- DOUBLE
- SEA VIEWS
- GOOD PARKING

PROPERTY DESCRIPTION

Dolphin Lodge in Abersoch is a detached property which offers many features worthy of note such as sea views, multiple living areas on the ground floor and a detached double garage. The property is only a 2 minute walk to Abersoch High Street and an 8 minute walk to Abersoch main beach. Located off Maes Gwydryn road, just off Lon Gwydryn in Abersoch, this fantastic residence was built in 1990 to a high specification.

The ground floor is quite generous and boast a large living room with adjoining sitting room and dining room. There is a snug on the front of the property which could be used as a fifth bedroom or other. The master bedroom has a large dressing room with corner shower and an ensuite bathroom with a full width bath tub. In addition there is family bathroom on the first floor and a W/C downstairs.

Externally, Dolphin Lodge boasts a good sized driveway with ample parking for multiple vehicles, a detached double garage with two single garage doors. There are private patio areas on the front and back of the property and there is access to the subfloor externally which provides good storage space for beach items such as kayaks and paddleboards.

Ground Floor

Living Room 6.7 x 3.4m

Dining Room 3.4 x 3.1m

Sitting Room 4.1 x 3.6m

Kitchen 4.3 x 3.2m

Utility 2.2 x 2.1m

Snug 4.3 x 2.8m

W/C 2.2 x 0.9m

First Floor

Bedroom 1 4.1 x 3.6m

Ensuite 2.5 x 1.8m

Dressing Room 4.1 x 3.6m

Bedroom 2 3.4 x 2.6m

Bedroom 3 3.2 x 2.9m

Bedroom 4 3.7 x 2.6m

Bathroom 2.5 x 1.8m

The coastal village of Abersoch is a highly sought after location and is renowned for it's association to sailing and boating and is home to the South Caernarfonshire Yacht Club. Local amenities include local Londis and SPAR supermarkets, several restaurants, cafes and bars, clothes and gift shops, pharmacy, garages and a local butcher. Several popular beaches can also be found within short walks from the village centre.

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 - £9,250

Second Home - £54,700

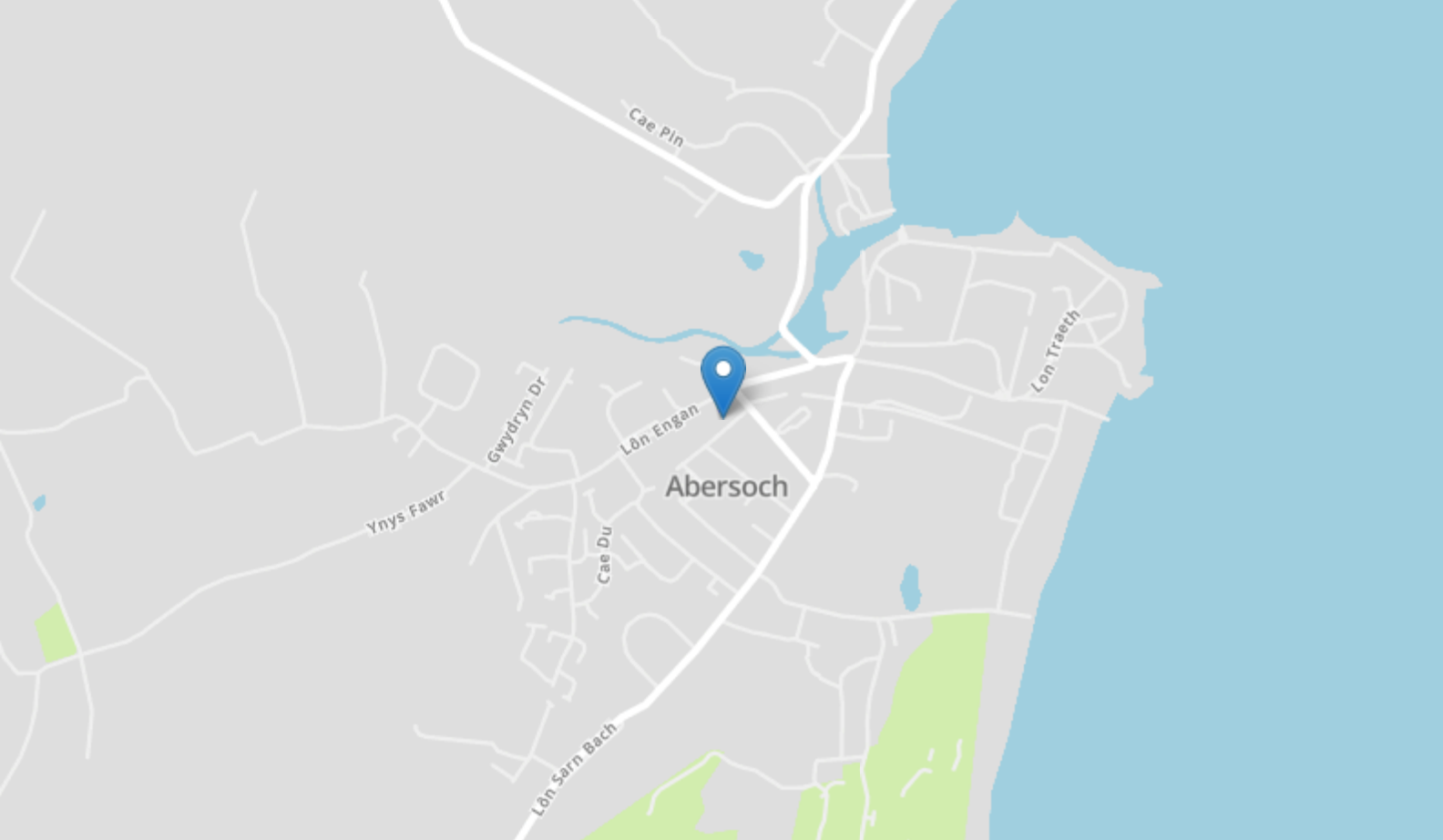
*Figures provided using Welsh Government LTT calculator

Council Tax Band - F

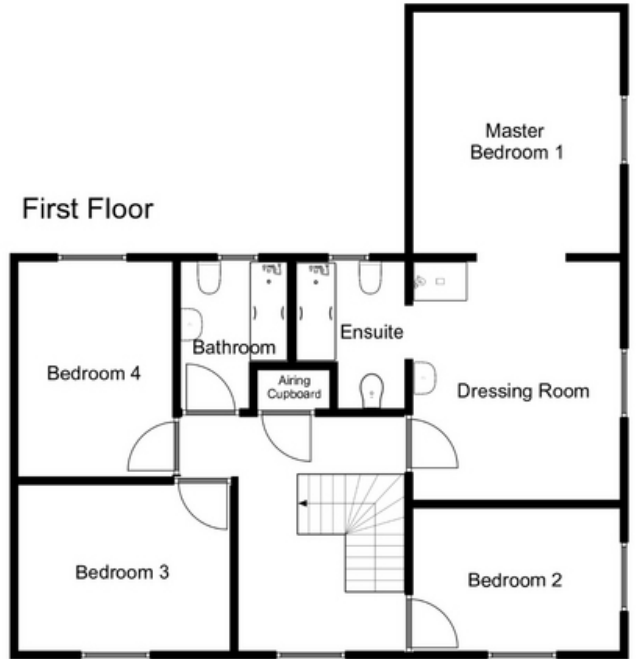
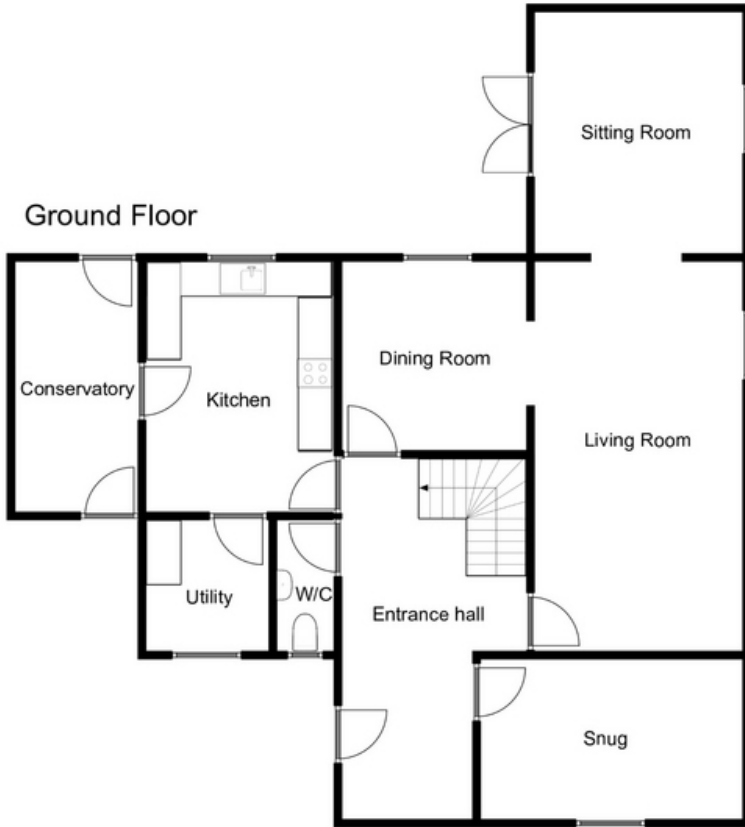
Services Mains water, drainage and electricity. Oil fired central heating.

Location Information Ewllthel 7.4 miles . Porthmadog 20.3 miles . Bangor 34.5 miles . Chester 95.3 miles . Shrewsbury 95.7 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.



FLOORPLAN & EPC



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		
(81-91)	B		
(69-80)	C		75
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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