



# Pennant, Llanbedrog, Pwllheli, Gwynedd. LL53 7NU

- OFF ROAD PARKING
- IMMACULATEDLY PRESENTED
- OPEN PLAN
- FREEHOLD
- SHORT WALK TO THE BEACH
- CENTRAL LOCATION

## PROPERTY DESCRIPTION

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Pennant Cottage is a cosy welsh cottage with a stunning contemporary designed interior. Tucked away in a quiet location in Llanbedrog, this property maintains a private feel whilst still being close to local amenities. On the ground floor, this property benefits from a large kitchen, cloakroom and a spacious open plan living area with a log burner and sliding patio doors opening onto a patio and the south facing garden. Whilst upstairs consists of two comfortable double bedrooms, a single room and a luxurious family bathroom.

The popular seaside village of Llanbedrog is just a short drive from Abersoch. Llanbedrog benefits from it's own local national trust beach with a beach bar and restaurant, local art gallery and the villages family friendly pubs and restaurants.

Pennant offers the benefit of a private, off road parking area at the back of the property for multiple vehicles.

Llanbedrog lies just 3 miles from the ever popular Abersoch and just 4 miles from the seaside town of Pwllheli. The seaside village has excellent amenities, and is serviced by a local SPAR supermarket, pharmacy, garage, a local renowned art gallery and several pubs and restaurants. The local village also has a primary school and lies between several bus routes. The popular Llanbedrog beach is a picturesque bay and grants access to the coastal paths over Mynydd Tir Y Cwmwd (Llanbedrog headland) and towards 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 - £7,500

Second Home - £21,450

\*Figures provided using Welsh Government LTT Calculator

Council Tax Band – C

Services - Mains water, drainage and electricity. Gas Central Heating

### 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 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. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

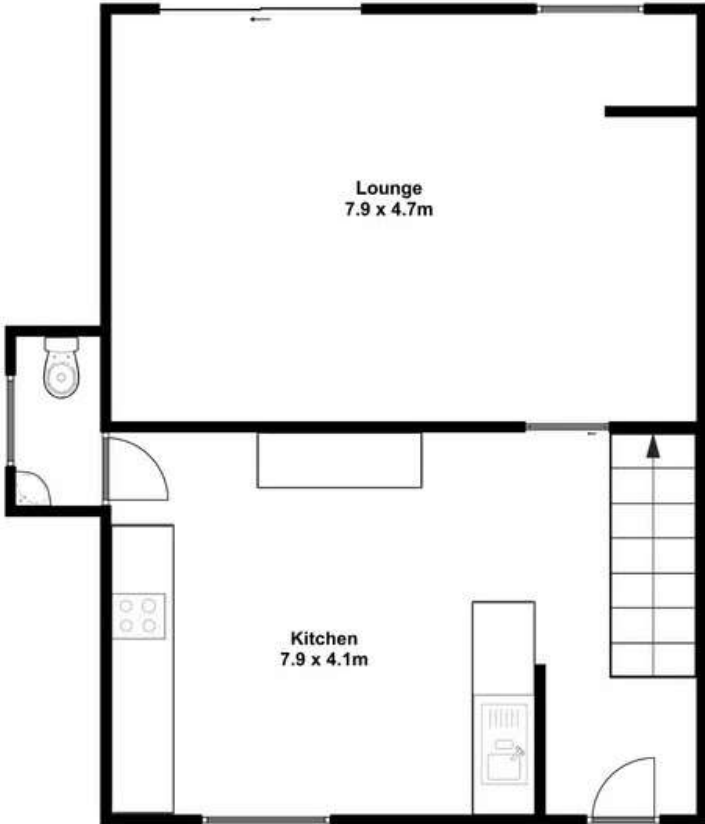




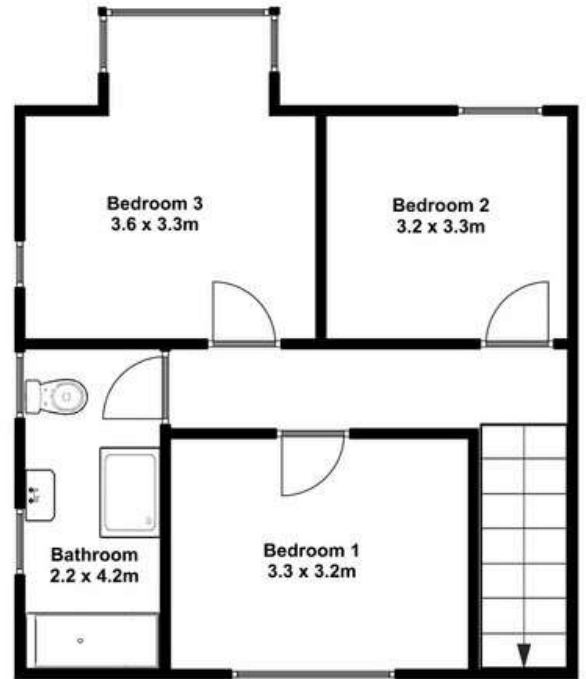
# FLOORPLAN & EPC



**Ground Floor**



**First 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>65</b>
(39-54)	<b>E</b>	<b>50</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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