



Cynlas, Mynytho, Pwllheli, Gwynedd. LL53 7RF

- STUNNING SEA VIEWS
- RECENTLY RENOVATED
- GENEROUS GARDEN AND DRIVEWAY
- CHARACTER FEATURES
- 2 RECEPTION ROOMS

PROPERTY DESCRIPTION

Prominently positioned in Mynytho, Cynlas benefits from an elevated position boasting excellent sea and countryside views towards Pwllheli, Llanbedrog headland, over Abersoch and down towards Hells Mouth. This recently renovated residence has been modernised by the present owners to create a comfortable family home.

This period property features plenty of character and consists of four bedrooms, two sitting rooms, kitchen/dining area and one bathroom, additionally there is a cloakroom and utility. Cynlas offers a beautiful setting with panoramic views from all windows at the front of the property. The outside space has recently been transformed to create a delightful sitting area and block paved driveway, finished with artificial lawn for minimal maintenance.

Mynytho lies three miles from Abersoch and is well served by a Post Office and general store within a short walk of the property, and includes a school, community hall and has the benefit of a bus service running at regular intervals through Mynytho connecting the surrounding villages and the market town of Pwllheli.

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 - £21,750 Second Home - £43,200 *Figures provided using Welsh Government LTT calculator

Council Tax Band - E

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

Location Information Pwllheli 5.5 miles . Porthmadog 18.8 miles . Bangor 35.2 miles . Chester 96.2 miles . Shrewsbury 93.2 miles . Manchester 131 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

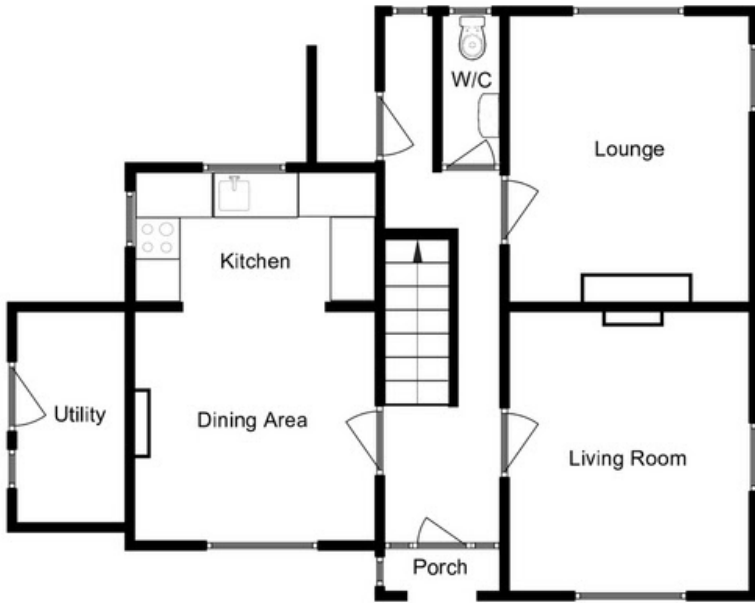
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FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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