



# Tan Y Bryn Bungalow, Abersoch, Pwllheli, Gwynedd . LL53 7UD

- 10 MINUTE WALK TO THE BEACH
- PRIVATE GARDEN
- SEA VIEW
- STATIC CARAVAN IN THE GROUNDS

## PROPERTY DESCRIPTION

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Tan Y Bryn Bungalow is a little gem, located on the outskirts of Abersoch, near Abersoch Garden Centre. This charming detached cottage offers sea views and benefits from a static caravan in the grounds. Externally, there is off road parking for multiple vehicles and a beautiful mature garden. The cottage features 2 bedrooms, a shower room and a lounge which leads to a sun room on the front of the property and a galley style kitchen.

This wonderful property is only a 5 minute drive to Abersoch village centre. The village of Llanbedrog is a 20 minute walk and The Warren and Quarry beaches are a lovely 15 minute walk through Tal Y Fan holiday park or via Llanbedrog headland.

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 – £2,745

Second Home – £14,317.50

\*Figures provided using Welsh Government LTT calculator

Council Tax Band – B

Services Septic tank, water supply from the farm, electricity. Oil fired central heating.

Location Information Pwllheli 7.3 miles . Porthmadog 20.3 miles . Bangor 36.7 miles . Chester 95 miles . Shrewsbury 94.2 miles . Manchester 132 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

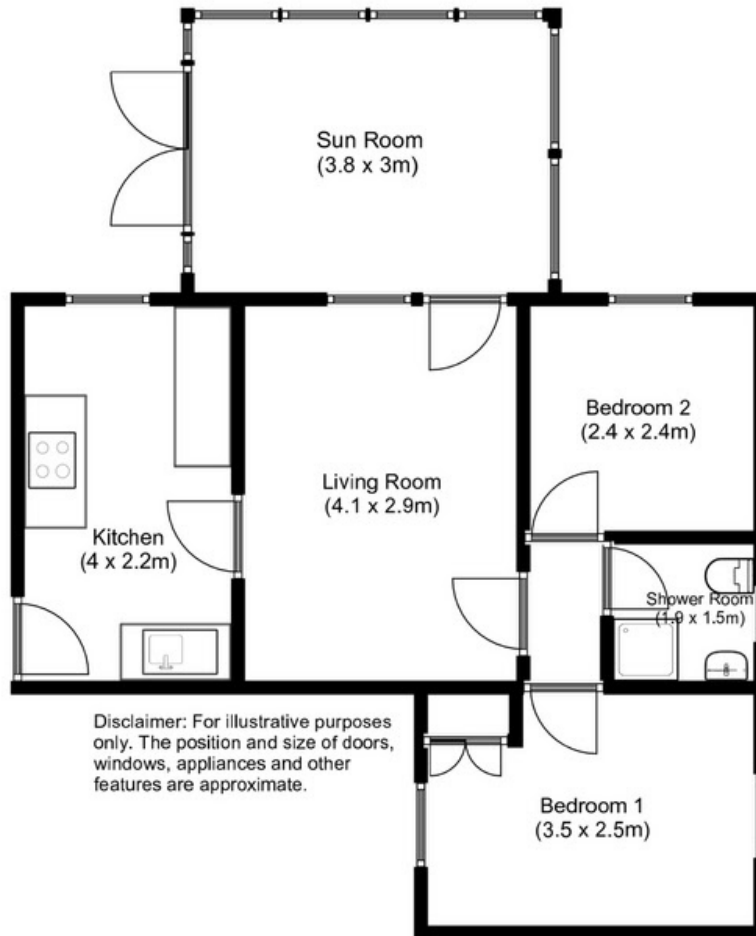
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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(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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