



# Heulwen, Llangian, Pwllheli, Gwynedd. LL53 7LN

- ALLOCATED PARKING
- CHARACTER COTTAGE
- VAULTED CEILINGS
- COUNTRYSIDE OUTLOOK
- RENOVATED TO A HIGH SPECIFICATION

## PROPERTY DESCRIPTION

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A delightful, beautifully renovated cottage occupying an elevated 1 acre setting with wonderful views over open countryside and towards the bay of Porth Neigwl (Hells Mouth). Heulwen is located in the picturesque village of Llangian on the Llyn Peninsula, North Wales, only a 5 minute car journey to Abersoch and a 30 minute walk to the Sun Inn, Llanengan. The fortunate new owner will benefit from an impressive and extensive scheme of tasteful renovations which has created a home your friends and family won't want to leave.

Heulwen sits within an area of outstanding natural beauty within just over an acre and provides an excellent network of footpaths and bridle paths through rolling countryside and coast which are perfect for walkers who enjoy a scenic stroll. The outside space is mature and private with an elevated indian stone patio area and hot tub which enjoys stunning countryside views. Continuing outside, there are electric security gates at the entrance which open onto the generous driveway, providing parking for multiple vehicles. A patio area at the back of the property also enjoys countryside views and a sunny aspect for most of the day. There is a 20 x 8ft vented shipping container included in the sale which is in good condition and provides secure, dry storage.

Stepping inside the front door at Heulwen gives you the real 'Wow' factor. The cottage has been very sympathetically renovated, retaining the exposed stone and wooden beams whilst adding a touch of modern design. The living, dining and kitchen area is open plan and social and benefits from under floor heating. A features fireplace takes centre place in the living area with mood lighting. The dining area features a low window sill which is a perfect place to sit and read a book or take in the view. The kitchen is modern and neutral with integrated appliances and quartz worktops. A hallway leads to the sun room on the back of the property with access to the garden. W/C in the hallway.

The first floor is accessed by an original stone, spiral staircase and provides three double bedrooms, all rooms feature vaulted ceilings and two of the bedrooms benefit from exposed beams and stonework. The first floor is naturally bright and a main bathroom services all bedrooms. The bathroom is tasteful with satin gold fittings, a free-standing bathtub and a separate shower cubicle.

### Stamp Duty

Residential – £29,250

Second Home – £54,700

\*Figures provided using Welsh Government LTT calculator

Tenure We believe the property to be Freehold. But potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band – F

Services Mains water, drainage and electricity. Log Burner, Oil fired central 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

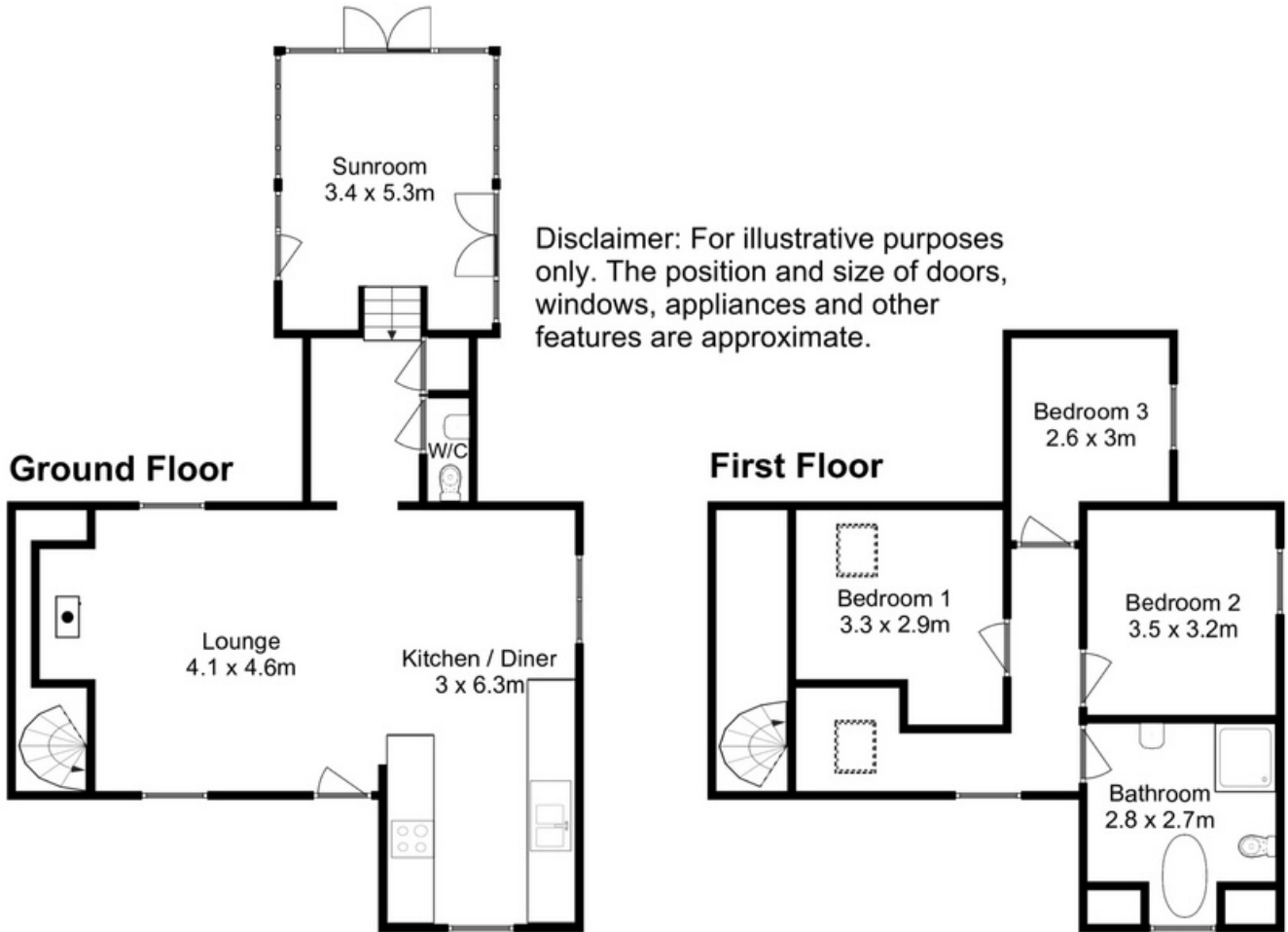
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# FLOORPLAN & EPC



| 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>73</b> |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | <b>51</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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