



Coedanna, Nanhoron, Pwllheli, Gwynedd. LL53 8PR

- LOG BURNER
- RURAL PROPERTY
- COUNTRYSIDE OUTLOOK
- PRIVATE GARDEN
- OFF ROAD PARKING
- GENEROUS GARDEN

PROPERTY DESCRIPTION

Located in the picturesque countryside of North Wales with pleasant countryside views in all directions and sea views in the distance. Coedanna in Nanhoron offers an excellent opportunity to acquire a well appointed property with generous gardens and private off road parking.

The property is detached and very well kept. The current owners have maintained the property thoroughly and upgraded over the years. The front lawn is South facing with mature borders and various seating areas. There is a detached garage and an outbuilding which is an ideal storage space. The driveway is tarmac and features wooden gates, making the whole boundary enclosed.

There are three bedrooms and two bathrooms, all bedrooms are on the first floor, serviced by a main bathroom. Bedroom one and two benefit from a dormer window with a countryside outlook. On the ground floor, the front of the property comprises of a living room with patio doors out to the garden and a cosy sitting room with a log burner and views over the garden. The kitchen is located on the back of the property which leads to a utility/porch area and out to the driveway. There is a separate dining room and a wet room.

Nanhoron lies four miles from Abersoch and is three miles from Mynytho Post Office and general store.

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 – £11,250

Second Home – £27,100

*Figures provided using Welsh Government LTT calculator

Council Tax Band – E

Services - Mains water & electricity, septic tank. Gas central heating. Wood burner

Location Information

Abersoch 4.4 miles . Pwllheli 7.6 miles . Porthmadog 22.5 miles . Bangor 35.3 miles . Chester 95 miles . Shrewsbury 94.4 miles . Manchester 132 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.

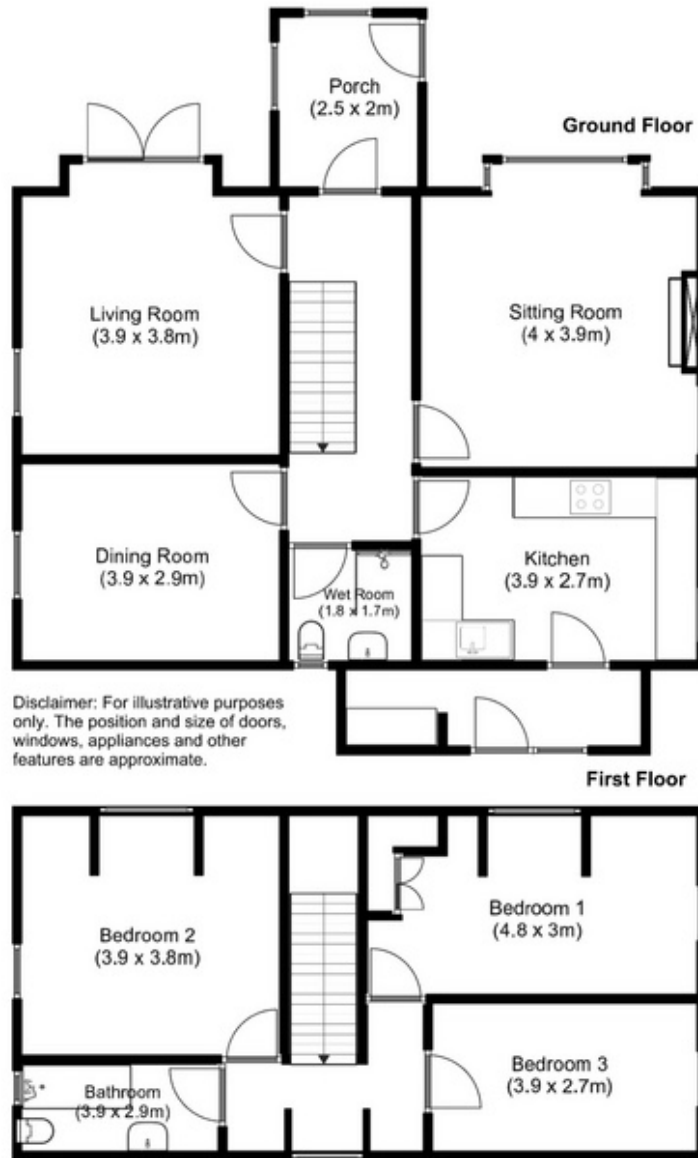
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FLOORPLAN & EPC



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		
(55-68)	D		67
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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