



Hafod, Botwnnog, Pwllheli, Gwynedd. LL53 8PY

- 2 ACRES
- RURAL PROPERTY
- GENEROUS GARDEN
- OFF ROAD PARKING

PROPERTY DESCRIPTION

A detached, three storey semi-rural property with 2 acres of land and extended gardens. Hafod is located in the centre of the Llyn Peninsula with good access to the coastline in every direction. The property offers an abundance of space and privacy due to the well established trees and there is a running stream at the bottom of the garden leading to the River/Afon Soch further South.

Externally, the property offers a huge range of possibilities. You will find an open field with gated access and other areas which have been used for growing vegetables. The driveway provides parking for multiple vehicles and there is a timber framed, corrugated sheet garage/workshop. There is a static caravan and a touring caravan in the grounds, both of which are in poor condition.

The ground floor is generous with a large conservatory on the front, open plan living/dining area and a separate kitchen. There are two bedrooms, a sitting room and a full bathroom. The first floor comprises of a bedroom and a box room, a living room, kitchen and bathroom. Additionally, a staircase leads to the an attic room with full head height in the centre of the room and two skylights. Hafod has recently had the benefit of a heating grant which included internal wall insulation in the attic, solar panels and an air source heat pump.

NOTE: Hafod is currently registered as two Flats, generating two separate council tax bills. The property was originally one dwelling and could easily be reverted. The first floor flat is currently accessible via an enclosed stair case at the back of the property. The staircase used to be in the living room where bedroom 2 is (see floor plan). The vendors advise that the wall between Bedroom 2 and the living room is a stud wall.

The area of Botwnnog is a popular area on the Llyn Peninsula for residents, providing a primary school, a secondary school and a doctors surgery, all within walking distance (0.2 miles). The National Trust Plas yn Rhiw and Treheli Farm coffee shop are only a 10 minute drive. The popular village of Abersoch and the well-known surf beach, Porth Neigwl are only 15 minutes drive.

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 – £10,200

Second Home – £25,500

*Figures provided using Welsh Government LTT calculator

Council Tax

Ground Floor Flat Band – B

First Floor Flat Band – C

Services Mains water & electricity, Main drainage.

Location Information Abersoch 4.8 miles . Pwllheli 9 miles . Porthmadog 22 miles . Bangor 38.4 miles . Chester 96.8 miles . Shrewsbury 95.9 miles . Manchester 135 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

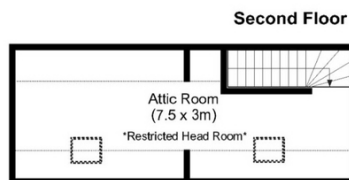
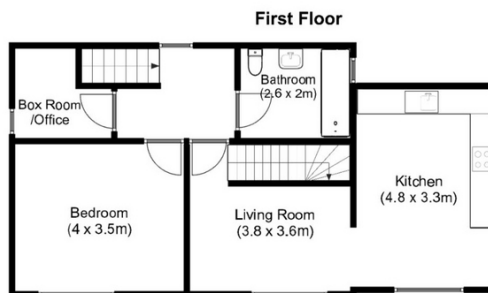
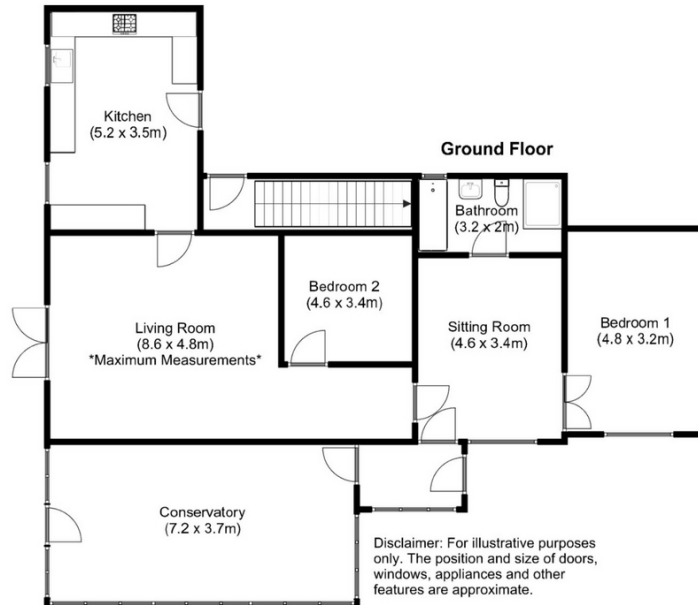
Marketing Appraisal Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Elvins Estate Agents
 6 High Street, Abersoch, LL53 7DY
 01758 712003
 sales@elvinsstateagents.co.uk