



# Tegfan, Efailnewydd, Pwllheli, Gwynedd. LL53 5TL

- £0 STAMP DUTY FOR RESIDENTS
- DETACHED GARAGE
- GENEROUS DRIVEWAY
- LOG BURNER
- OUTBUILDINGS

## PROPERTY DESCRIPTION

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A well proportioned semi-detached property in Efailnewydd on the Llyn Peninsula, North Wales, only 2.2 miles from the local market town of Pwllheli. The property boasts a large driveway with plenty of parking for multiple vehicles. Other features worthy of note include a detached garage, outbuilding at the rear of the property and a log burner in the living room.

Tegfan is an ideal property for first times buyers seeking a renovation project.

The ground floor compromises of a full length living room with dual aspect windows and a log burner. The kitchen is on the back of the property which leads to the conservatory and out to the back yard where the outbuildings are located.

The first floor provides three bedrooms, the master bedrooms features fitted wardrobes and there is a shower room on the back of the property.

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 – £0

Second Home – £7,200

\*Figures provided using Welsh Government LTT calculator

Council Tax Band – C

Services Mains water, drainage and electricity. LPG Central heating, Log Burner

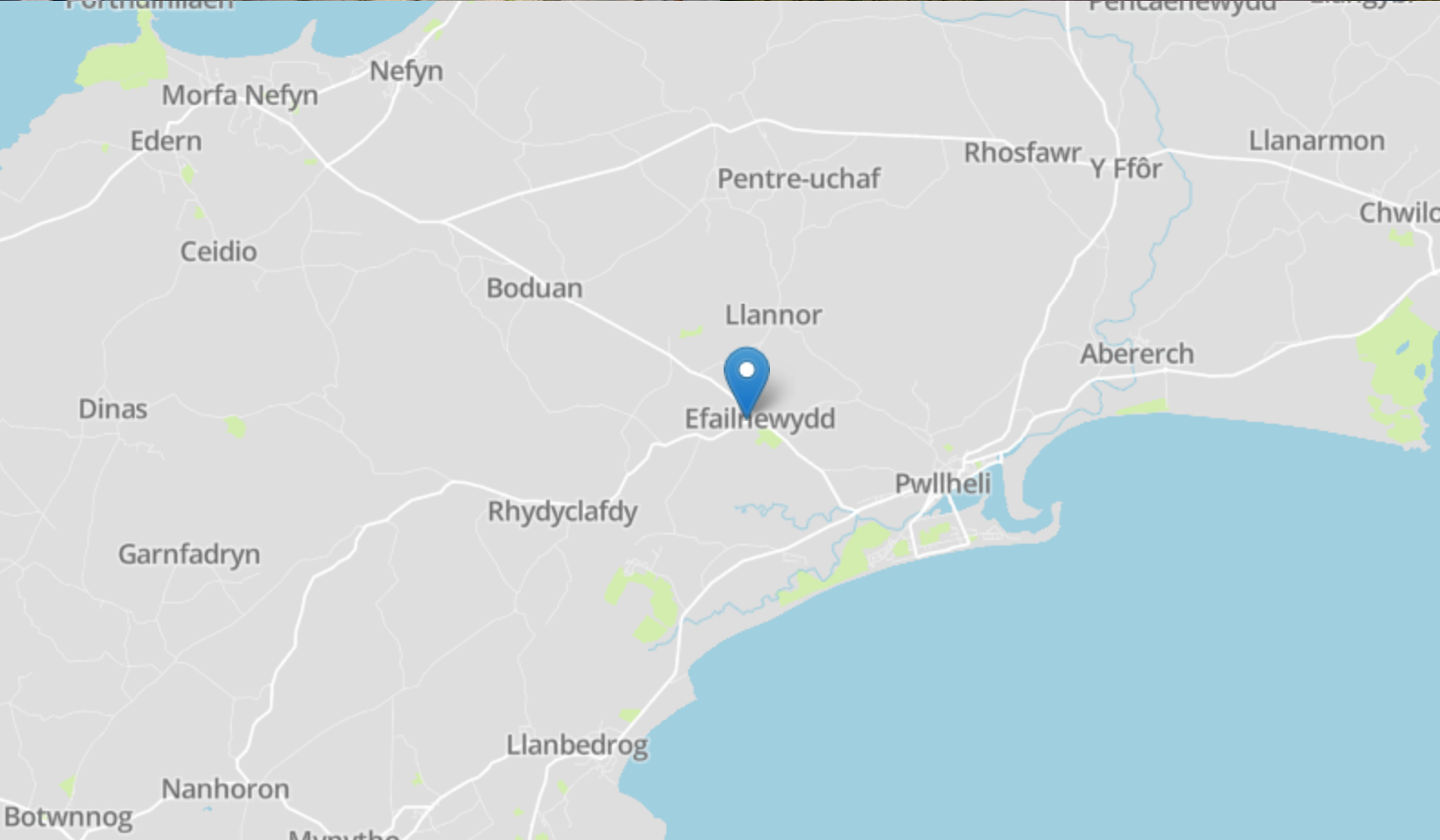
Location Information Pwllheli 2.2 miles . Porthmadog 15.2 miles . Bangor 29.9 miles . Chester 88.2 miles . Shrewsbury 89 miles . Manchester 125 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

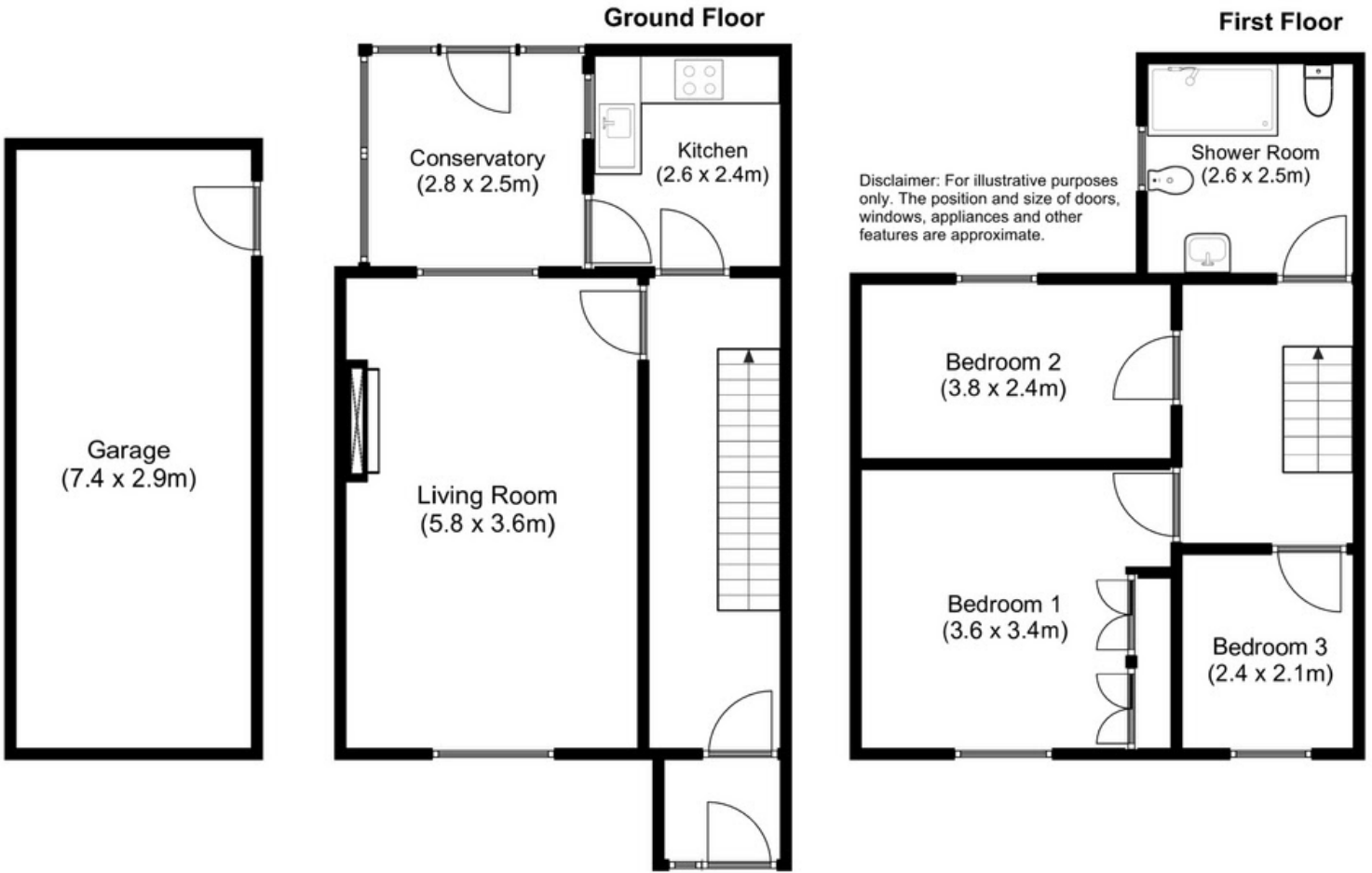
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# FLOORPLAN & EPC



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>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	32	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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