



## 26 Cae du Estate, Abersoch, Pwllheli, Gwynedd. LL53 7EN

- 10 MINUTE WALK TO THE BEACH
- BALCONY
- COMMUNAL GARDEN
- EXCELLENT CENTRAL LOCATION
- GARAGE
- OPEN PLAN

## PROPERTY DESCRIPTION

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Pleasantly located central to the coastal village of Abersoch in Gwynedd, North Wales, 26 Cae Du is a particularly well appointed holiday let property on the sought after estate. The property has been meticulously maintained over the years and is finished to a high standard. Offering generous family accommodation across 3 floors and benefiting from a large balcony with a pleasant outlook.

26 Cae Du is a unique 3 bedroom 2 bathroom property on the cae du estate. The property has utilised the basement by adding 2 more bedrooms and an additional shower room to the original building. The kitchen / dining room is located in the front room on the first floor, offering a generous separate space. The open plan second floor provides an excellent space for entertaining, benefitting from a log burner and access to the private balcony through full width sliding patio doors which floods the room with light.

Externally the property benefits from communal grounds and parking, as well as a private single garage providing excellent private storage and off road parking.

The coastal village of Abersoch is a highly sought after location and is renowned for it's association to sailing and boating and is home to the South Caernarfonshire Yacht Club. Local amenities include local Londis and SPAR supermarkets, several restaurants, cafes and bars, clothes and gift shops, pharmacy, garages and a local butcher. Several popular beaches can also be found within short walks from the village centre.

Viewings are highly recommended through Elvins Estate Agents.

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 - £9,897

Second Home - £25,045.50

\*Figures provided using Welsh Government LTT calculator

Council Tax Band - E

Services Mains water, drainage and electricity. Electric central heating.

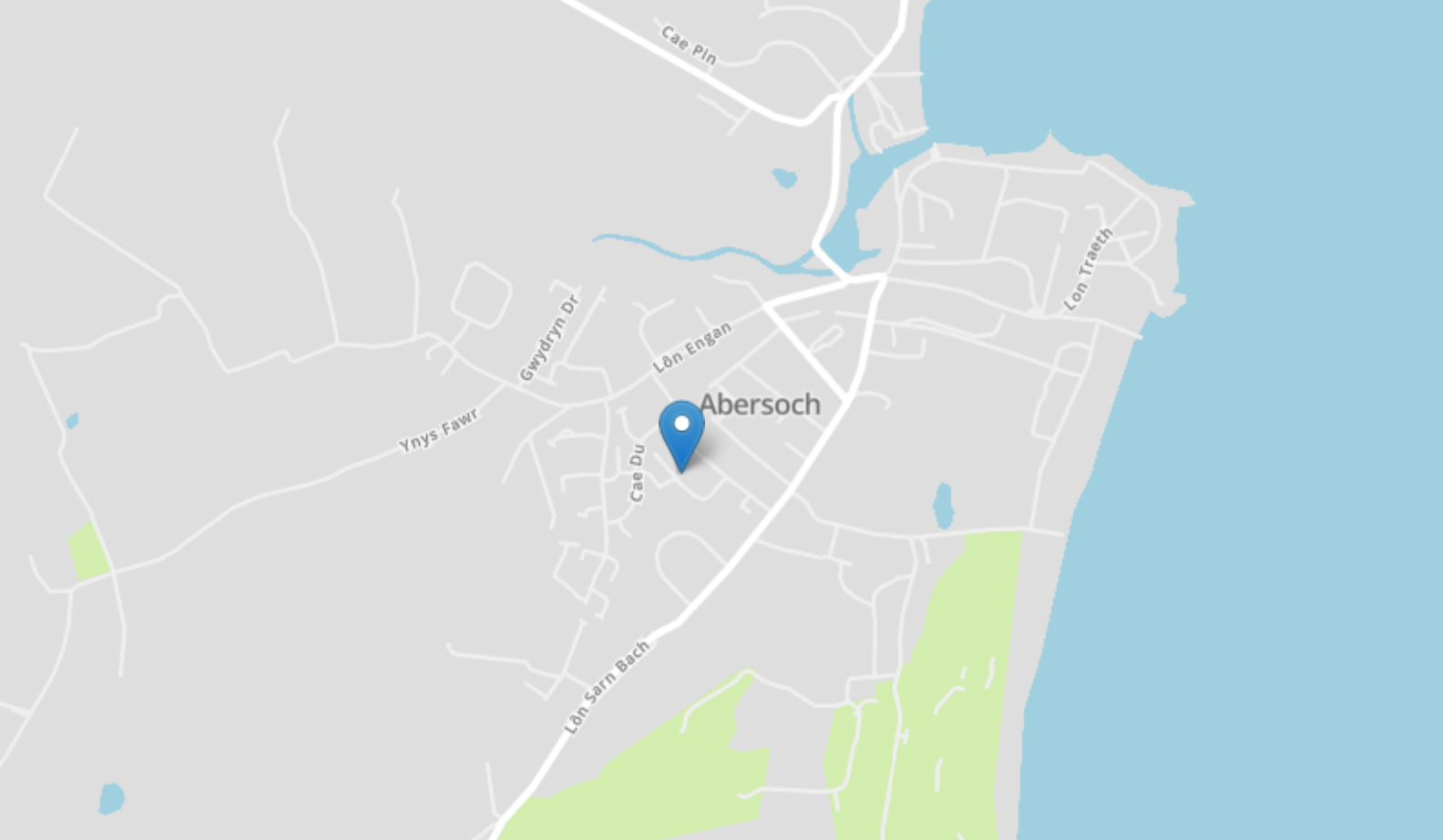
Location Information Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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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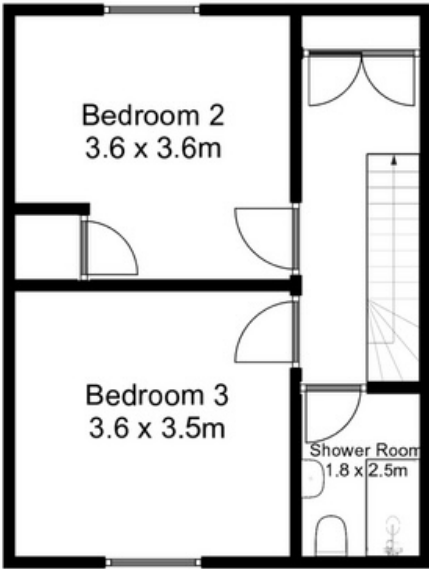




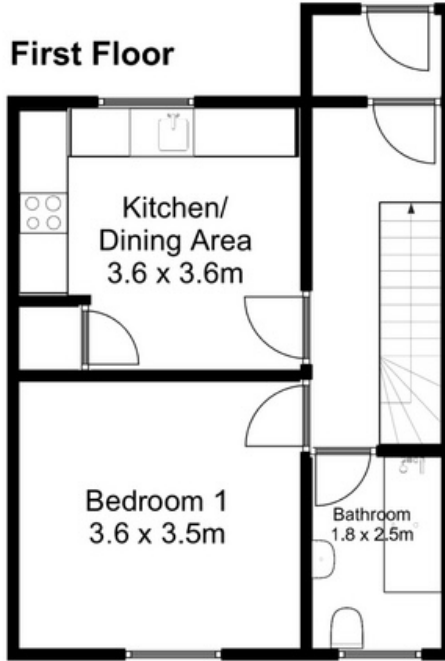
# FLOORPLAN & EPC



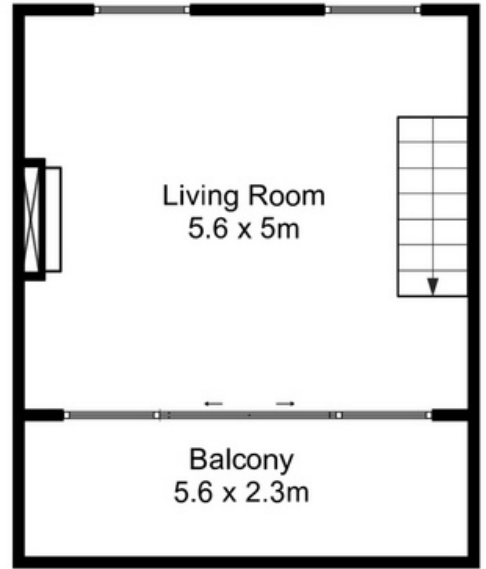
**Ground Floor**



**First Floor**



**Second Floor**



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		64
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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