



# 8 Llwyn Onn Estate, Abersoch, Pwllheli, Gwynedd . LL53 7EP

- 10 MINUTE WALK TO THE BEACH
- EXCELLENT LOCATION
- SINGLE GARAGE
- LOG BURNER
- GENEROUS GARDEN & PARKING
- SHORT WALK TO THE VILLAGE CENTER

## PROPERTY DESCRIPTION

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8 Llwyn Onn is a well appointed detached property in Abersoch within walking distance to the coastal village and the renowned beach. The property offers comfortable family accommodation across 3 large bedrooms but benefits from excellent potential to improve and extend into an additional loft room with excellent head height.

The lounge benefits from large triple aspect windows providing excellent light and patio doors opening onto the private decking to the rear of the property. A multi-fuel fire also offers a secondary source of heating and creates a focal point in the lounge. There are three generous bedrooms, and the two downstairs rooms benefit from private vanity units. A generous kitchen services the property and benefits from a large window capitalising on the pleasant views. There is also a bathroom and an additional cloakroom. The property benefits from pleasant sea views towards Abersoch bay and the St Tudwals islands from an elevated position.

Externally there is a private driveway with access to a garage at the rear of the property. The property also benefits from a front garden and a private rear garden with lawn and elevated patio area.

The coastal village of Abersoch is a highly sought after location and is renowned for its 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.

Stamp Duty

Residential – £17,999.62

Second Home – £37,449.42 \*

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. Gas 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

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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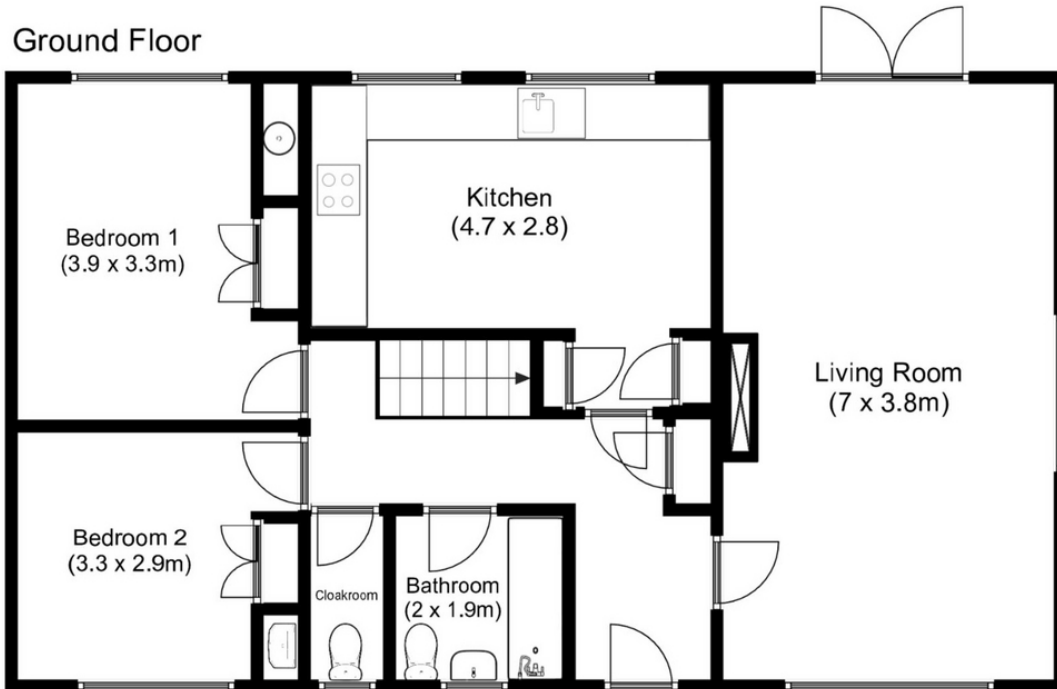




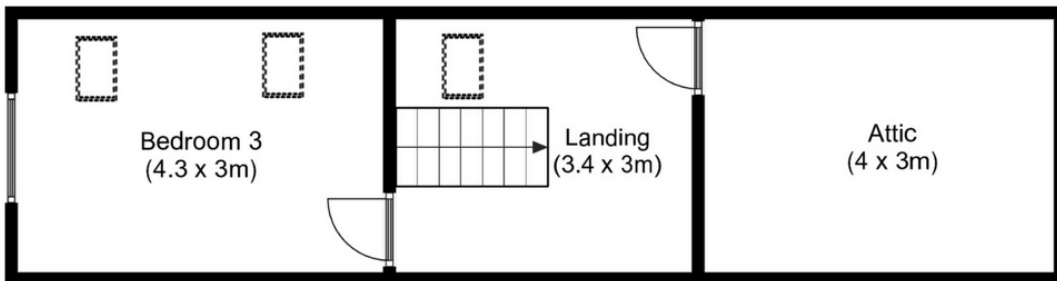
# FLOORPLAN & EPC



## Ground Floor



## First Floor



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>		67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	31	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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