



Moel Yr Wyn, Rhiw, Pwllheli, Gwynedd. LL53 8AG

- INDOOR HEATED SWIMMING POOL
- STUNNING VIEWS
- PRIVATE GARDEN
- ELEVATED POSITION
- OPEN PLAN
- ALL BEDROOMS ENSUITE

PROPERTY DESCRIPTION

Moel Yr Wyn, Rhiw is an exceptional Welsh cottage that stands on an elevated position and capitalises on breath-taking panoramic views across the Llyn Peninsula to Bardsey Island. The Wicklow Mountains in Ireland are visible on a clear day. This spectacular 2120 sqft detached property offers fantastic garden space, an indoor heated swimming pool (10m x 3m. 1.08m deep) and plenty of private parking. In addition, there are five bedrooms which are all ensuite, a spacious open dining/living area with bi-fold doors on the front and a modern, shaker style country kitchen with utility.

The current vendors have meticulously extended, renovated and improved the property over the years to a very high standard. There are three bedrooms on the first floor which offer outdoor terraces to enjoy the stunning views. There are two bedrooms on the ground floor with patio doors to the outside. A reception room offers a main entrance to the property and adjoins the ground floor bedrooms to the living/dining room which offers under floor heating.

There is much to admire here at Moel Yr Wyn and too many features to mention in our short description. For anybody seeking a beautiful home in a desirable location, this is a wonderful and rare opportunity not to be missed. Moel Yr Wyn is currently operating as a very successful holiday let, achieving 182 days+ per annum.

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 – £45,250

Second Home – £78,100

*Figures provided using Welsh Government LTT calculator

Council Tax Band – N/A

Services Mains water, drainage and electricity. Oil fired central heating.

Location Information Abersoch 7.5 miles .Pwllheli 11.7 miles . Porthmadog 24.7 miles . Bangor 42.5 miles . Chester 101 miles . Shrewsbury 98.6 miles . Manchester 136 miles.

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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MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: None.

Heating Sources: Central. Double Glazing. Oil. Under Floor.
Underfloor Heating.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: D (56)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

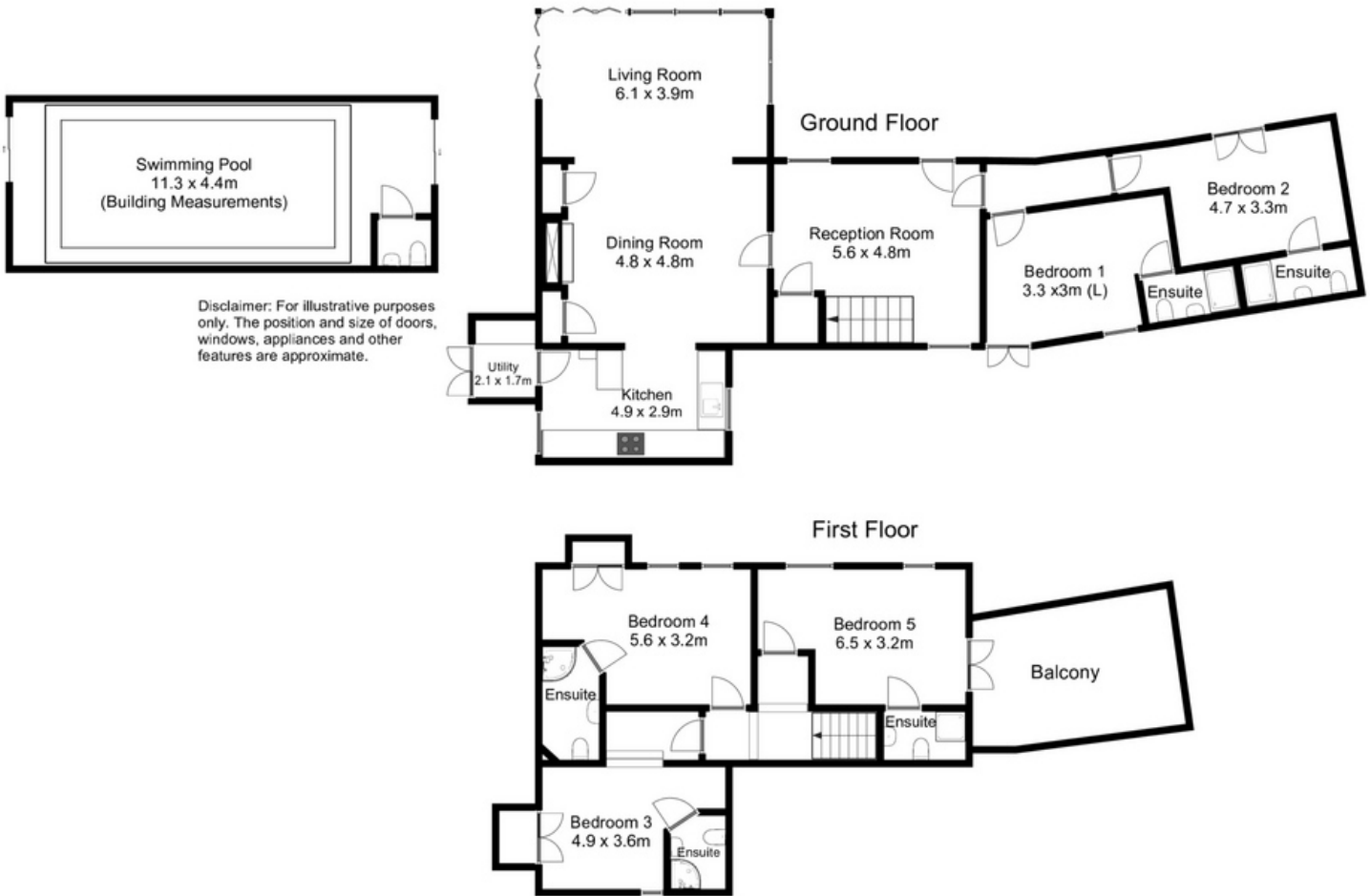
No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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