



Llys Bach, Abersoch, Pwllheli, Gwynedd. LL53 7EL

- 10 MINUTE WALK TO THE BEACH
- COMMUNAL PARKING
- EXCELLENT LOCATION
- PRIVATE GARDEN
- GROUND FLOOR

PROPERTY DESCRIPTION

Llys bach is a generous three bedroom, ground floor apartment on the outskirts of Abersoch on Lon Sarn Bach that boasts character features and a generous, private rear garden. Ideally located, just a short walk from Abersoch beach, Golf club and village centre this property presents a convenient opportunity for a generous property with ample parking in walking distance to the sought after seaside village.

Briefly comprising of three bedrooms, a family bathroom and a separate shower room, generous living/dining room, porch, entrance hall, boot/store room, kitchen, utility and store room, this property is fully equipped.

The property has undergone refurbishment over recent months with new flooring throughout and a new bathroom suite. Character features have been preserved in the property, such as the feature tiled fireplace in the hallway as well as the glass block division between the entrance to the first floor apartment and the hallway to provide a quirky feel and extra light.

Patio doors lead from the living room to the side/rear garden, where the property benefits from a private large lawned area. There is a large communal parking area to the front of the property providing private off street parking.

Exterior maintenance is shared between the two apartments in the building.

Tenure We believe the property to be Leasehold. The property is held under a 999 year lease commencing April 1962. Potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Stamp Duty

Residential – £0

Second Home – £8,700

*Figures provided using Welsh Government LTT calculator

Council Tax Band – D

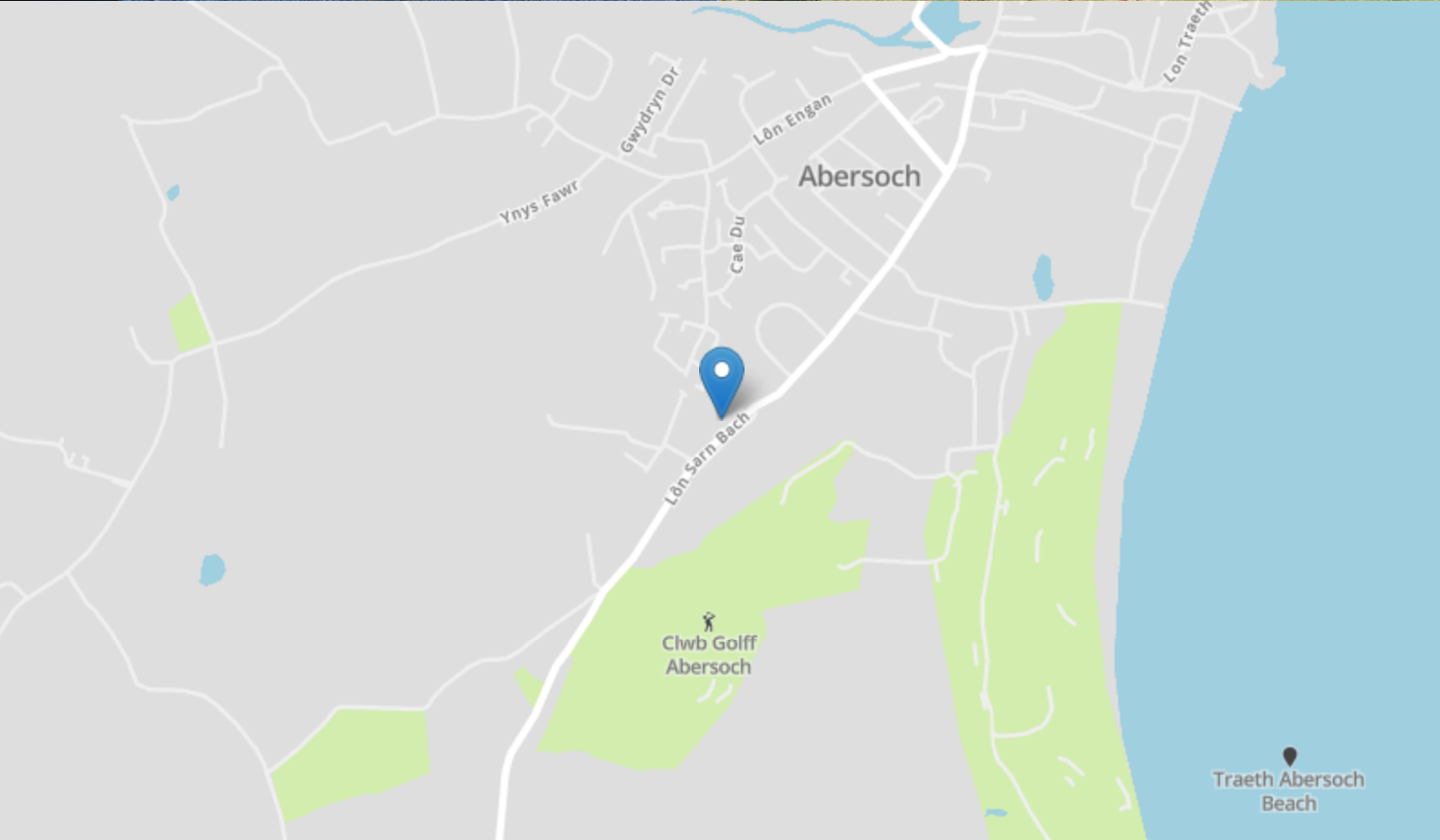
Services Mains water, drainage and electricity. Oil fired central heating. Multi fuel fire.

Location Information Pwllheli 7 miles . Porthmadog 20.2 miles . Bangor 36.2 miles . Chester 97.7 miles . Shrewsbury 94.8 miles . Manchester 136 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.

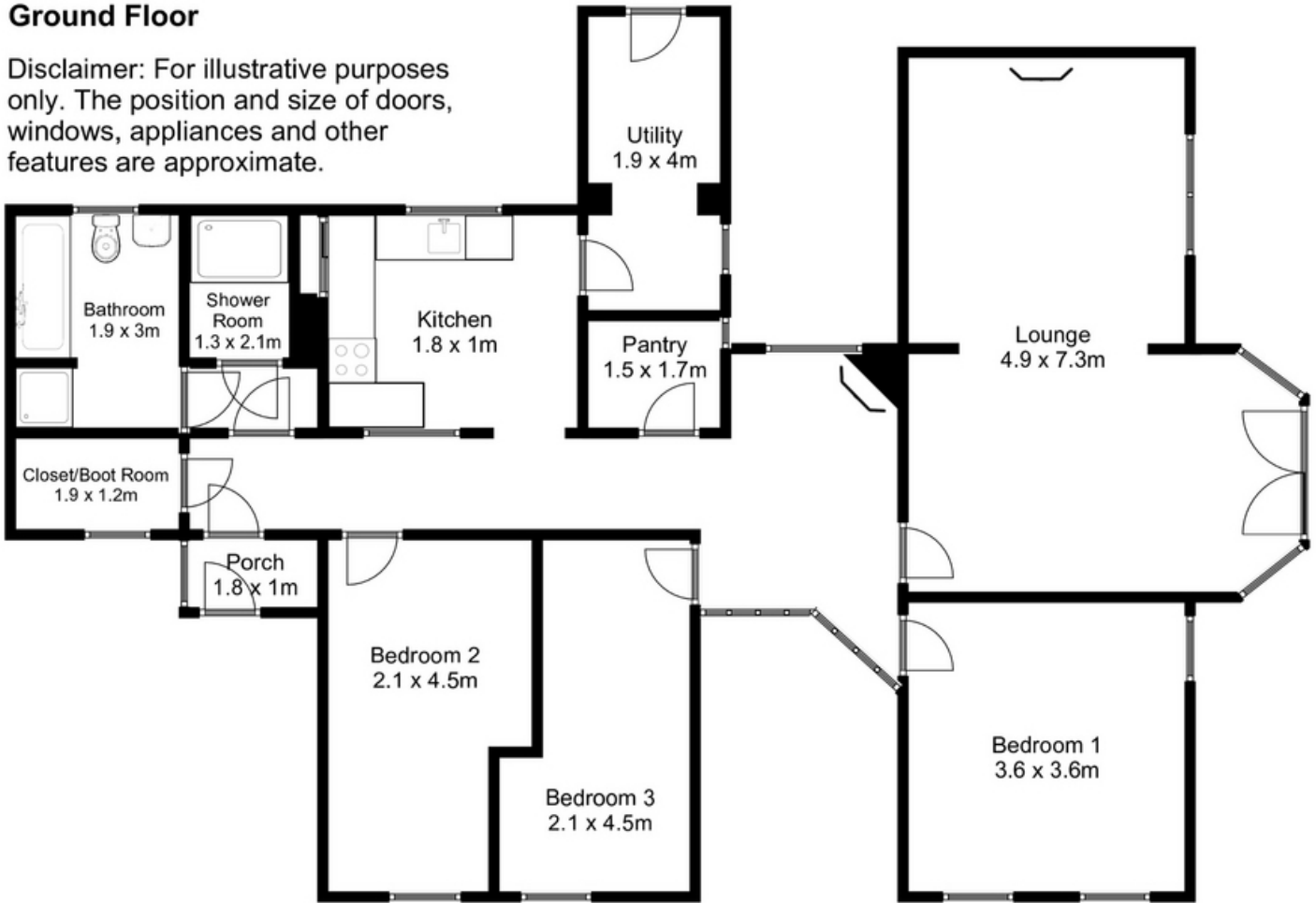
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Ground Floor

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 