



Awel Y Garn, Llaniestyn, Pwllheli, Gwynedd. LL53 8SG

- COUNTRYSIDE OUTLOOK
- GENEROUS GARDEN
- OFF ROAD PARKING
- UNDERFLOOR HEATING
- FREEHOLD
- LOG BURNER
- RURAL PROPERTY
- DOUBLE GARAGE

PROPERTY DESCRIPTION

Awel Y Garn is a stunning detached property located in Llaniestyn on the Llyn Peninsula. Immaculately presented and well maintained, this property offers luxury family accommodation in a stunning rural setting. Briefly comprising of 5 bedrooms, 2 bathrooms, a generous open plan kitchen-diner, separate lounge, sun room, boot room and a utility room. This property has been well designed and offers uncompromised living accommodation, perfect for entertaining friends and family.

Features such as the atrium style, double height entrance hall complete with oak staircase and balustrade create a grand, luxurious and welcoming feeling to the property. Underfloor heating throughout the ground floor and a log burner in the lounge help create a warm and cosy environment. Large picture windows throughout flood the property with light and frame the countryside views. A balcony off the master bedroom accentuate the semi rural feel of the property providing excellent views over the garden and to the rear of the property.

Externally the property benefits from a generous garden, excellent parking and a large driveway as well as a generous double garage with electric doors.

The master bedroom benefits from dual aspect windows offering excellent light and space.

Llaniestyn is a small rural village in the heart of the Llyn Peninsula within easy reach of the villages of Aberdaron, Abersoch and Morfa Nefyn. Pwllheli the market seaside town is only about 10 miles drive away.

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 – £21,750

Second Home – £48,700

*Figures provided using Welsh Government LTT calculator

Council Tax Band – F

Services Mains water and electricity. Septic Tank. Oil fired central heating. Underfloor heating.

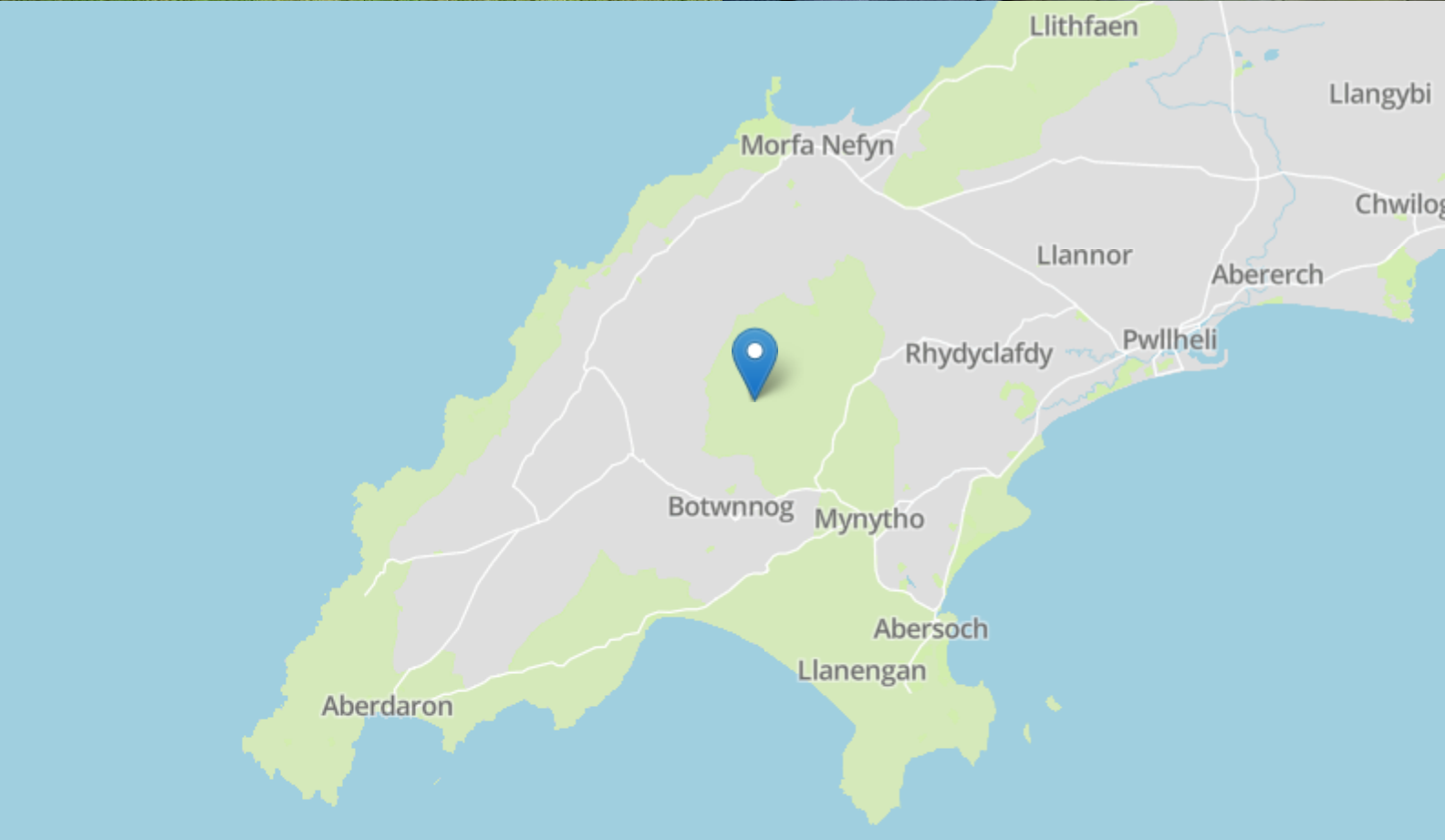
Location Information Pwllheli 10 miles . Porthmadog 22 miles . Bangor 34.8 miles . Chester 90.3 miles . Shrewsbury 96.5 miles . Manchester 130 miles.

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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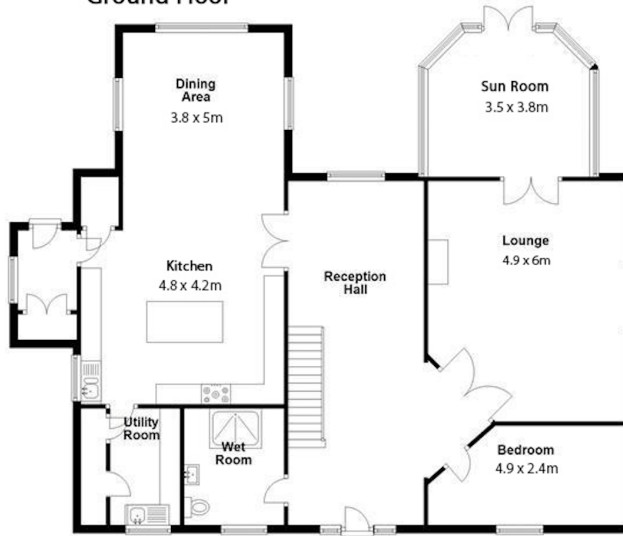




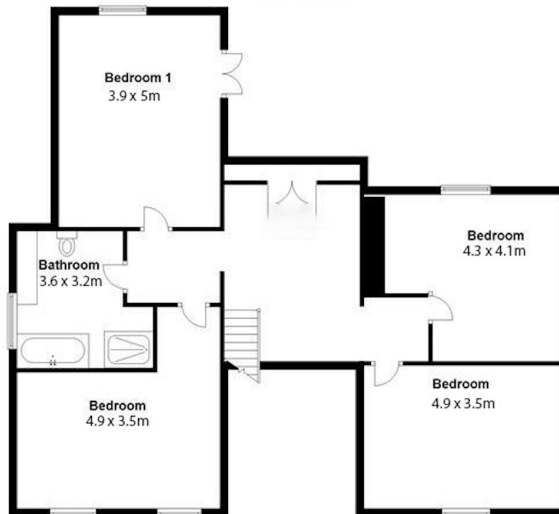
FLOORPLAN & EPC



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(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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