



Rhoslan, Llanbedrog, Pwllheli, Gwynedd. LL53 7PA

- 15 MINUTE WALK TO THE BEACH
- GENEROUS GARDEN
- PERIOD FEATURES
- DOUBLE GARAGE
- VILLAGE LOCATION
- CENTRAL HEATING

PROPERTY DESCRIPTION

A charming residence which stands in a generous garden with all village conveniences only a short walk away. Rhoslan in Llanbedrog, North Wales is a detached house with five bedrooms and two bathrooms. Additional features include an attached double garage, off road parking and good sized rooms throughout.

Rhoslan enjoys a coastal village setting on the Llyn Peninsula within close proximity to Abersoch and many desirable beaches. The property is within walking distance to Llanbedrog beach, art gallery and Aqua Bar beach restaurant. Llanbedrog is home to two public houses, The Ship Inn and The Glyn Y Weddw Arms, both within walking distance.

Step inside and the accommodation is both light and airy with high ceilings. The property is mostly original and as such offers tremendous potential to enhance and remodel. The kitchen has been modernised and opened up to the lounge area to create good social spaces. The hallway features parquet flooring and there is a separate living room with dual aspect windows. At the rear of the property there is a dining room and a large double garage with sky lights and water supply. The first floor compromises of four bedrooms, a bathroom and w/c.

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 – £10,200

Second Home – £25,500

*Figures provided using Welsh Government LTT calculator

Council Tax Band – F

Services Mains water, drainage and electricity.

Location Information Pwllheli 4.2 miles . Porthmadog 17.4 miles . Bangor 33.1 miles . Chester 94.8 miles . Shrewsbury 91.9 miles . Manchester 129 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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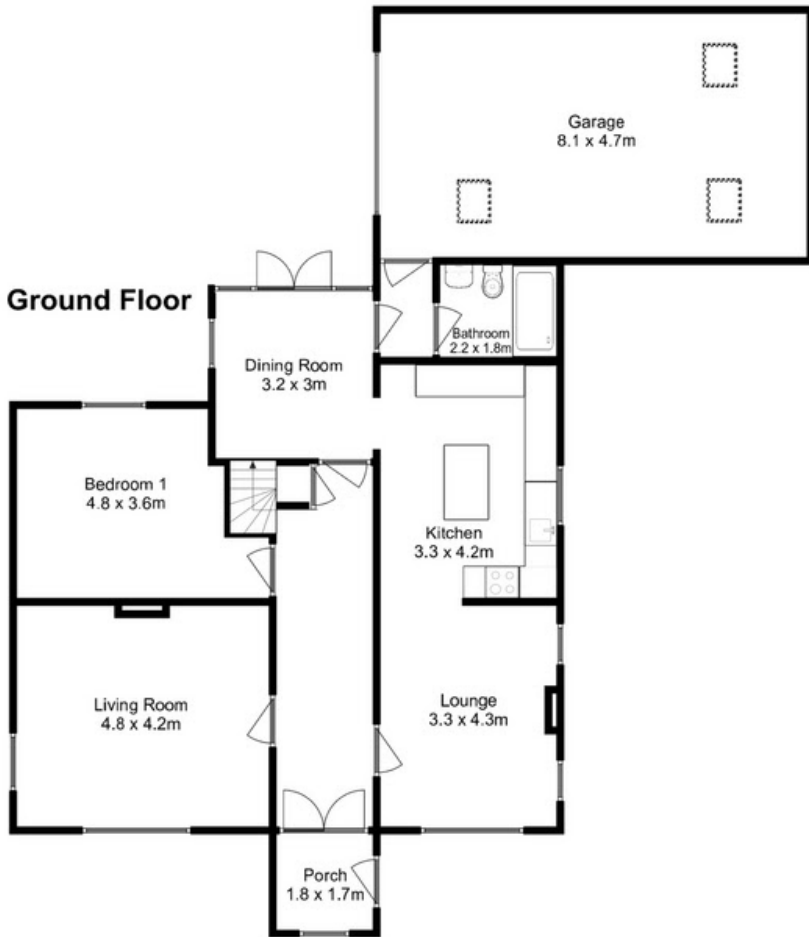




FLOORPLAN & EPC



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		70
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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