



## 2 Plas Pistyll, Pistyll, Pwllheli, Gwynedd. LL53 6EZ

- NEW BUILD IN 2019
- EXCELLENT LOCATION
- LOG BURNER
- OFF ROAD PARKING
- ON SITE MANAGEMENT
- OPEN PLAN
- SEA VIEWS
- COUNTRYSIDE OUTLOOK



## PROPERTY DESCRIPTION

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Located in an elevated position on the North coast of the Llyn Peninsula, this modern 2-bedroom ground floor apartment boasts a contemporary design. The Nature's Point development was designed to incorporate the natural contours of the stunning coastline, taking full advantage of the impressive outlook and boasting beautiful sea views.

Nature's Point in Pistyll offers an attractive turnkey investment package, whether you are seeking a private retreat to enhance your lifestyle by escaping to the coast or a fantastic 'ready to let' opportunity, the development offers on-site property management and booking system if required.

The property briefly consists of 2 generous double bedrooms, a family bathroom and an en-suite off the master bedroom. There is also a spacious open plan kitchen, diner and living room. The living area benefits from dual aspect windows maximising the stunning sea views and pleasant countryside and mountain views to the rear.

The kitchen is fully equipped with integrated appliances and plenty of storage. The living area benefits from a central log burner offering a focal point and secondary source of heating. There is also access to the large private decking to the rear where you can enjoy far reaching sea views from the elevated position. The decking can also be accessed by the master bedroom.

NOTE: Properties at Natures Point can be used for holiday use only. They cannot be used as a primary address.

Tenure - Leasehold. 999 Years. The current service charge is £1,888.04 p/a for the Plas properties. This is reviewed annually.

Stamp Duty

Residential - £2,700

Second Home - £14,250

\*Figures provided using Welsh Government LTT calculator

Council Tax Band - N/A

Services Mains water and electricity. Air source heat pump. Waste water treatment plant (Klargester)

Location Information Pwllheli 6.3 miles . Porthmadog 17 miles . Bangor 27.1 miles . Chester 79.6 miles . Shrewsbury 86.7 miles . Manchester 117 miles.

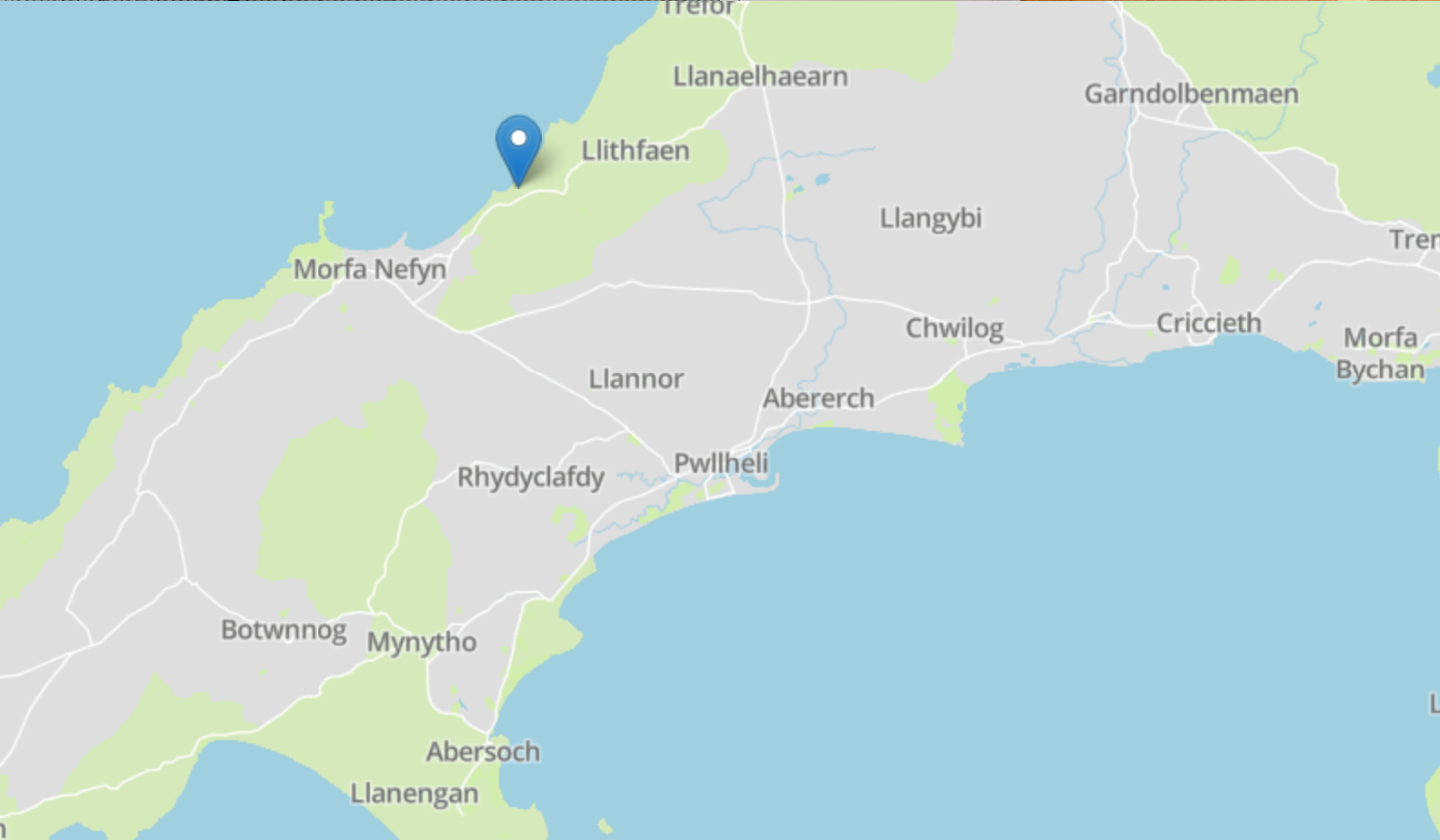
Viewing Viewing is strictly by appointment only with Elvins Estate Agents

Marketing Appraisal

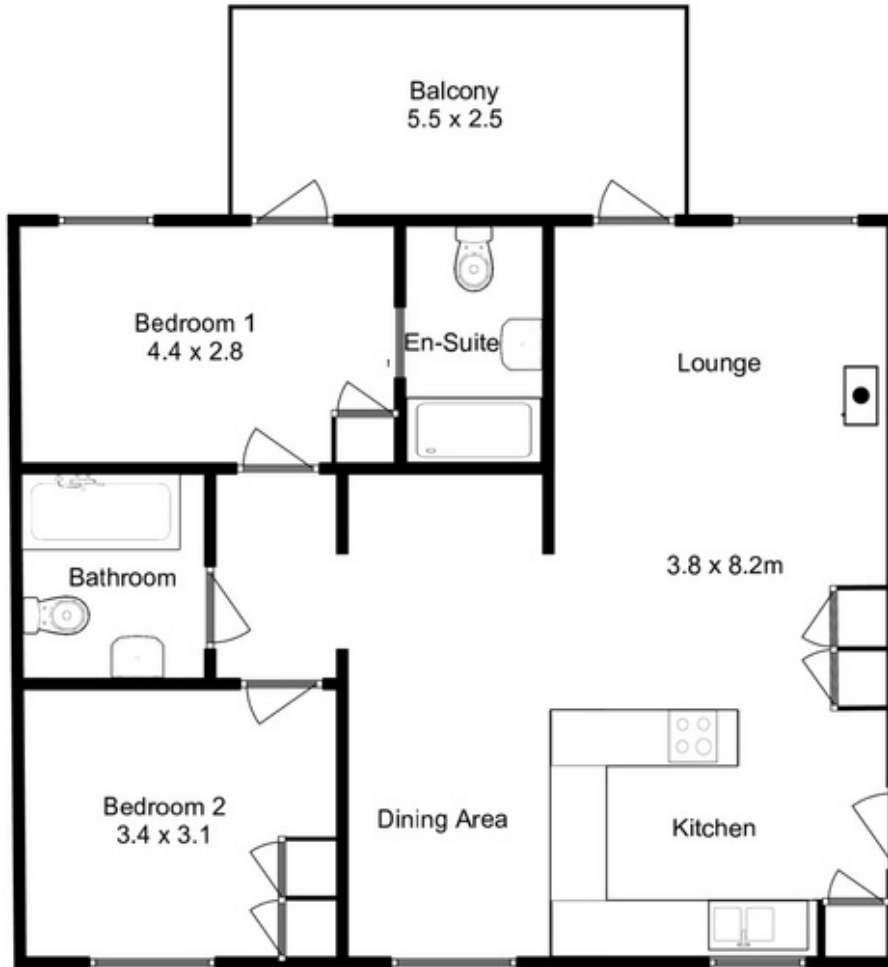
Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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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+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 