



Ty Hir, Llanbedrog, Pwllheli, Gwynedd. LL53 7UA

- 5 MINUTE WALK TO THE BEACH
- SEA VIEWS
- DOUBLE GARAGE
- VAULTED CEILINGS
- 3 BATHROOMS
- OPEN PLAN
- EXCELLENT CENTRAL LOCATION
- PRIVATE DECKING WITH HOT TUB
- STONES THROW FROM THE GLYN Y WEDDW PUB

PROPERTY DESCRIPTION

A beautifully appointed 3-bedroom, 3-bathroom detached house in the sought-after village of Llanbedrog. Just a stone's throw from the renowned Glyn Y Weddw public house and art gallery, this property offers the perfect blend of coastal charm and modern living. Step inside and be captivated by the spacious and light-filled open-plan kitchen, dining, and living area. The impressive vaulted ceiling creates a sense of grandeur, while large windows flood the space with natural light. This versatile area is perfect for entertaining family and friends or simply relaxing and enjoying the peaceful ambiance. From the living area, step out onto a private balcony, where you can savour partial sea views and the fresh coastal air.

The well-equipped kitchen boasts modern appliances and ample storage, making it a chef's delight. The dining area provides a perfect space for formal meals, while the comfortable living area invites you to unwind after a day exploring the breathtaking Llyn Peninsula.

The property features three generously sized bedrooms, each offering a peaceful retreat. The master bedroom benefits from an en-suite bathroom, providing a touch of luxury. Two further bedrooms are equally well-appointed, bedroom three benefits from an ensuite shower room.

Externally, the property boasts an enclosed decking area at the back of the property with a hot tub. There is an attached double garage, providing secure parking and storage space. In addition, there is ample off-road parking available.

Llanbedrog lies just 3 miles from the ever popular Abersoch and just 4 miles from the seaside town of Pwllheli. The seaside village has excellent amenities, and is serviced by a local SPAR supermarket, pharmacy, garage, a local renowned art gallery and several pubs and restaurants. The local village also has a primary school and lies between several bus routes. The popular Llanbedrog beach is a picturesque bay and grants access to the coastal paths over Mynnydd Tir Y Cwmwd (Llanbedrog headland) and towards Pwllheli.

*The property is available fully furnished

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 – £17,625

Second Home – £41,825

*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.

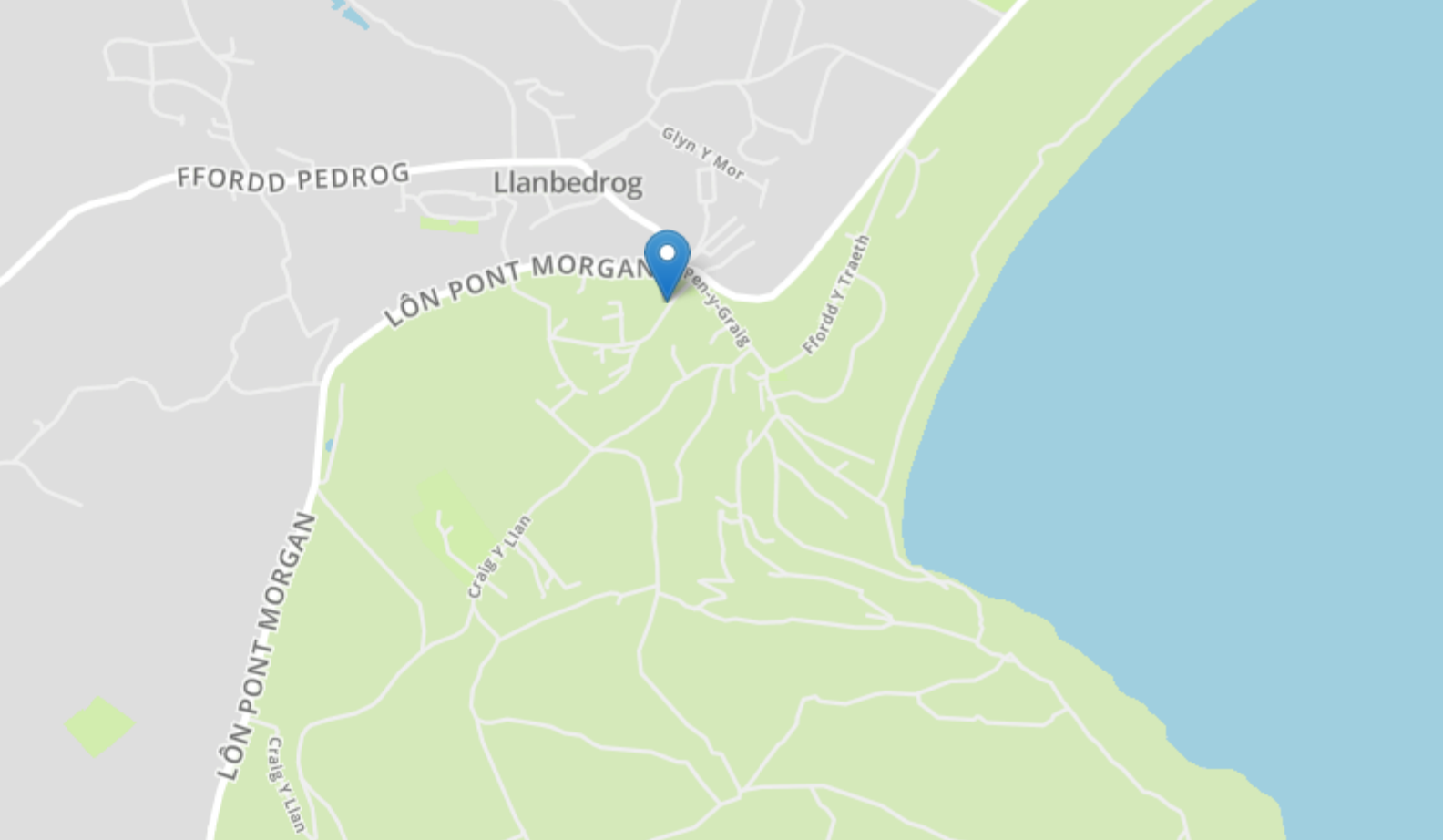
Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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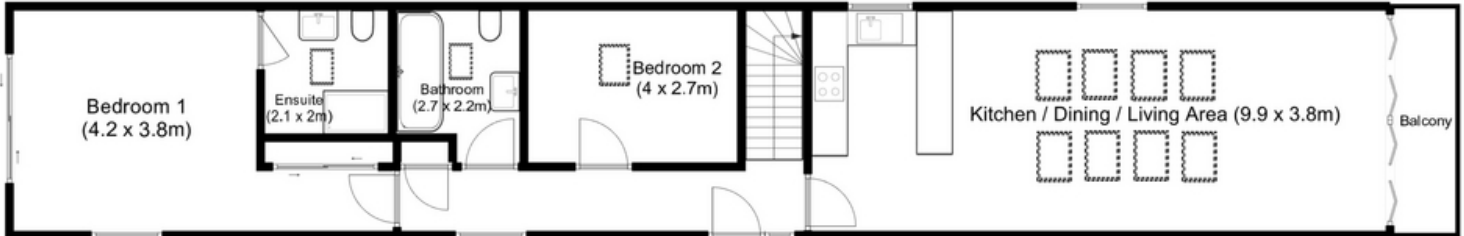




FLOORPLAN & EPC

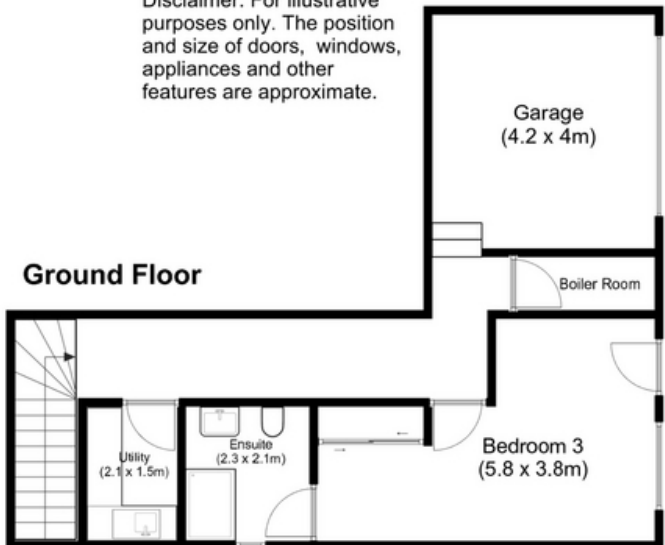


First Floor



Disclaimer: For illustrative purposes only. The position and size of doors, windows, appliances and other features are approximate.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(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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