



Flat 1 Preswylfa, Abersoch, Pwllheli, Gwynedd. LL53 7DT

- HIGH STREET LOCATION
- SEA VIEWS FROM SECOND FLOOR
- 4 BEDROOMS
- OFF ROAD PARKING FOR 1 CAR

PROPERTY DESCRIPTION

Centrally located just off Abersoch high street in Gwynedd, North Wales, Flat 1 Preswylfa offers spacious family accommodation, conveniently positioned within walking distance to all local amenities. Benefitting from sea views and character features, this property has been maintained to a high standard. The highly sought after Abersoch beach and Golf Club are within 5 minutes walk of the property.

The entrance is located on the ground floor to the front of the building, a communal space provides shared access to both flat 1 and flat 2. The living accommodation is found on the first and second floor. There is a generous kitchen/dining room to the rear of the property, with vaulted ceilings and flooded with natural light through skylights. The kitchen benefits from fully integrated appliances and excellent storage space.

A generous lounge is situated to the front of the property. Capitalising on character windows such as the bay window, open fire place and high ceilings, this room offers an excellent space for entertaining. The property benefits from 3 comfortable double bedrooms, and a fourth bunk room on the second floor. The property is serviced by a family bathroom and a shower room on the top floor.

The coastal village of Abersoch is a highly sought after location and is renowned for it's association to sailing and boating and is home to the South Caernarfonshire Yacht Club. Local amenities include local Londis and SPAR supermarkets, several restaurants, cafes and bars, clothes and gift shops, pharmacy, garages and a local butcher. Several popular beaches can also be found within short walks from the village centre.

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 – £29,250

Second Home – £61,200

*Figures provided using Welsh Government LTT calculator

Council Tax Band – G

Services

Mains water, drainage and electricity. Electric heating.

Location Information

Pwllheli 7.1 miles . Porthmadog 20.3 miles . Bangor 36.5 miles . Chester 95.3 miles . Shrewsbury 95.7 miles . Manchester 132 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

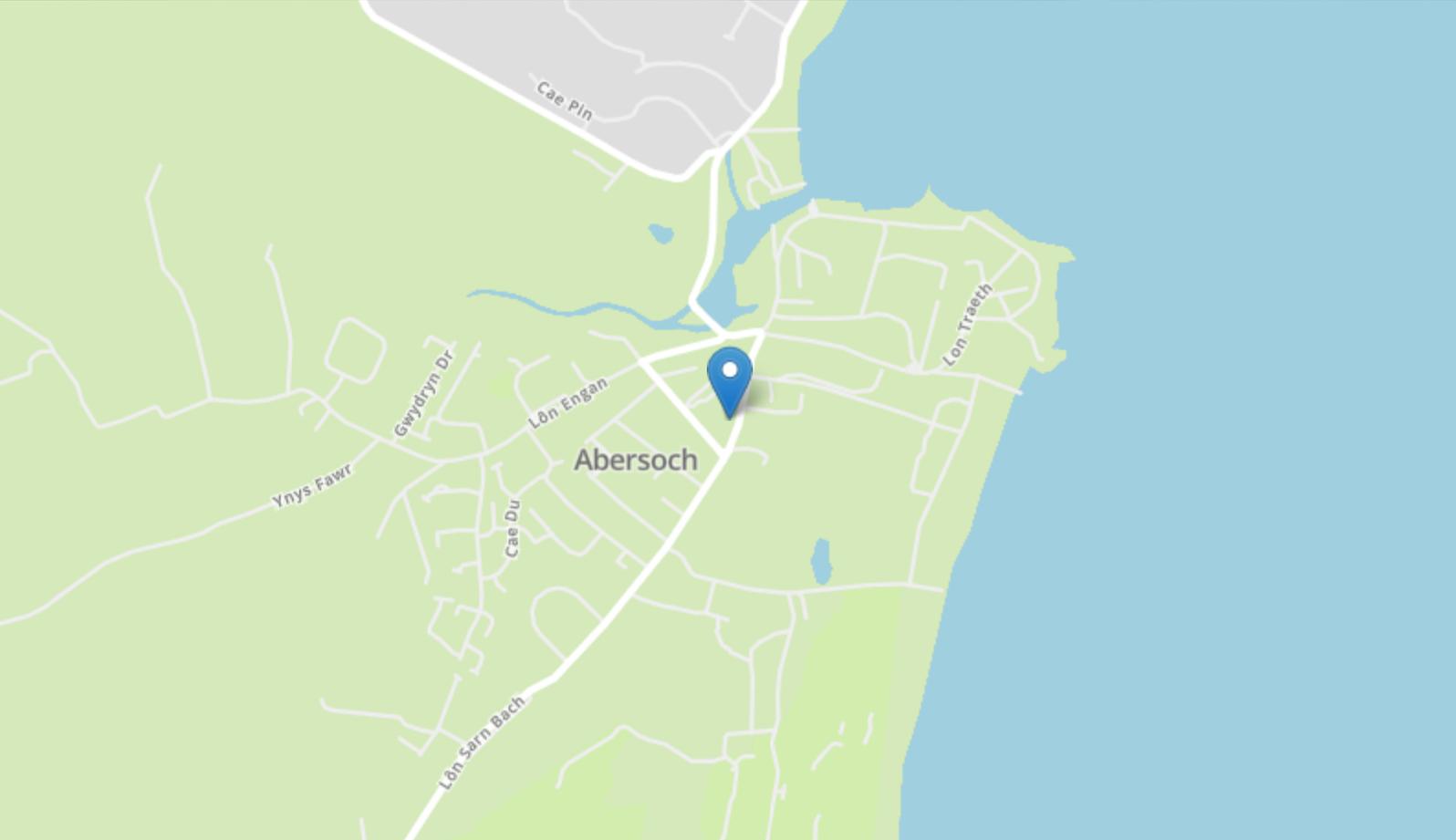
Marketing Appraisal

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.

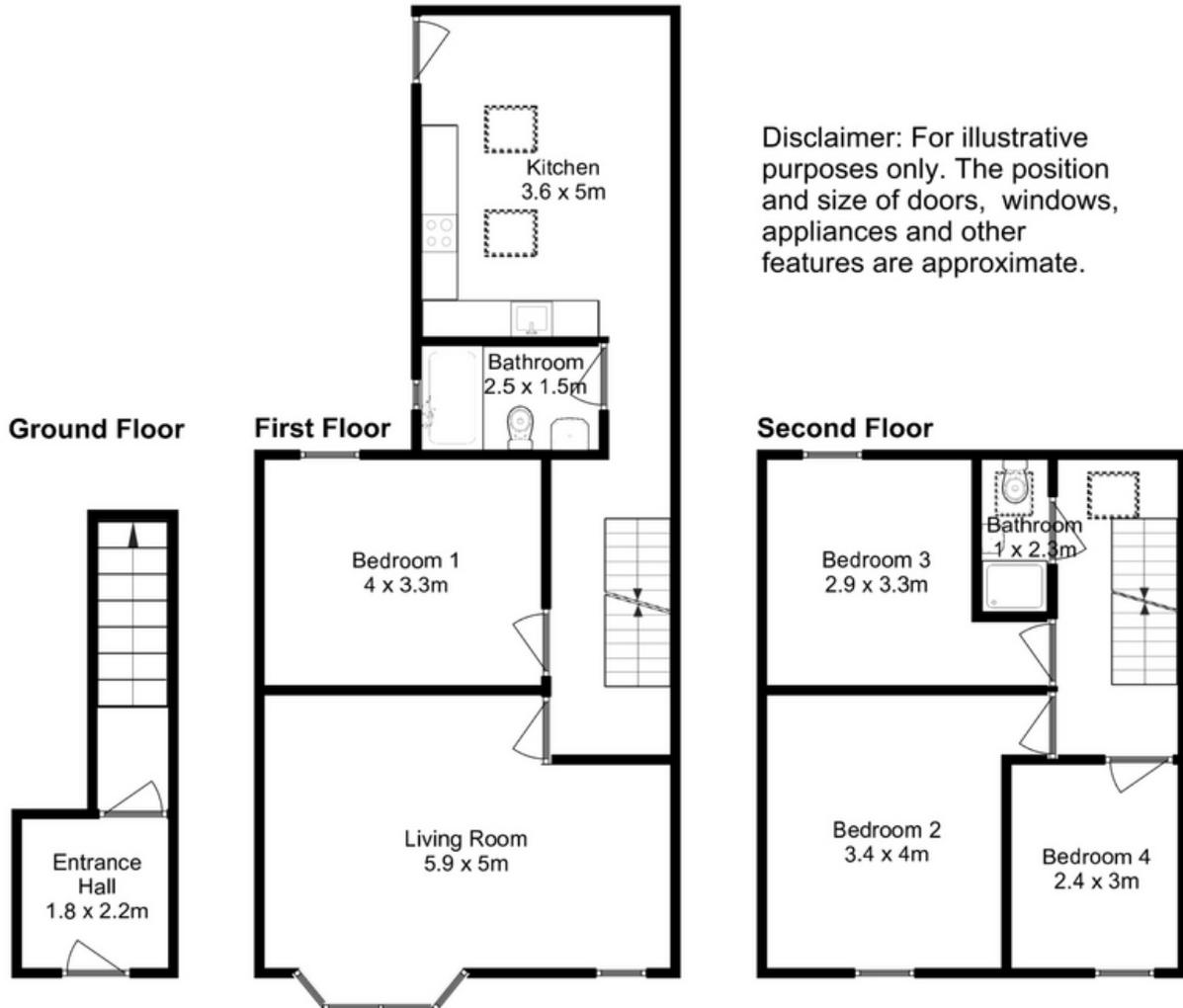
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FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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