



40 Cae du Estate, Abersoch, Pwllheli, Gwynedd. LL53 7EN

- 10 MINUTE WALK TO THE BEACH
- COMMUNAL PARKING AND GARDENS
- GARAGE
- BALCONY
- EXCELLENT LOCATION
- OPEN PLAN

PROPERTY DESCRIPTION

40 Cae Du is a 2 bedroom, 1 bathroom, end-terrace property on Cae Du in Abersoch. The property is in a favourable position which benefits from a communal garden and a balcony which is in the sun for most of the day. 40 Cae Du features an open plan living area on the first floor and includes a GARAGE. Conveniently, the property is only a 5 minute walk to Abersoch village centre and 5 minutes walk to Abersoch main beach and Golf course.

Ground Floor

Bedroom 1 11'8 x 11'8 (3.6 x 3.6m)

Bedroom 2 11'8 x 11'5 (3.6 x 3.5m)

Shower Room 8'2 x 5'9 (2.5 x 1.8m)

Entrance Porch

First Floor

Lounge/Dining Area/Kitchen 18'7 x 16'7 (5.7 x 5.1m)

Balcony 18'7 x 6'6 (5.7 x 2m)

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 - £4,499.70

Second Home - £19,949.50

*Figures provided using Welsh Government LTT calculator

Council Tax Band - N/A

Services Mains water, drainage and electricity. Electric heating.

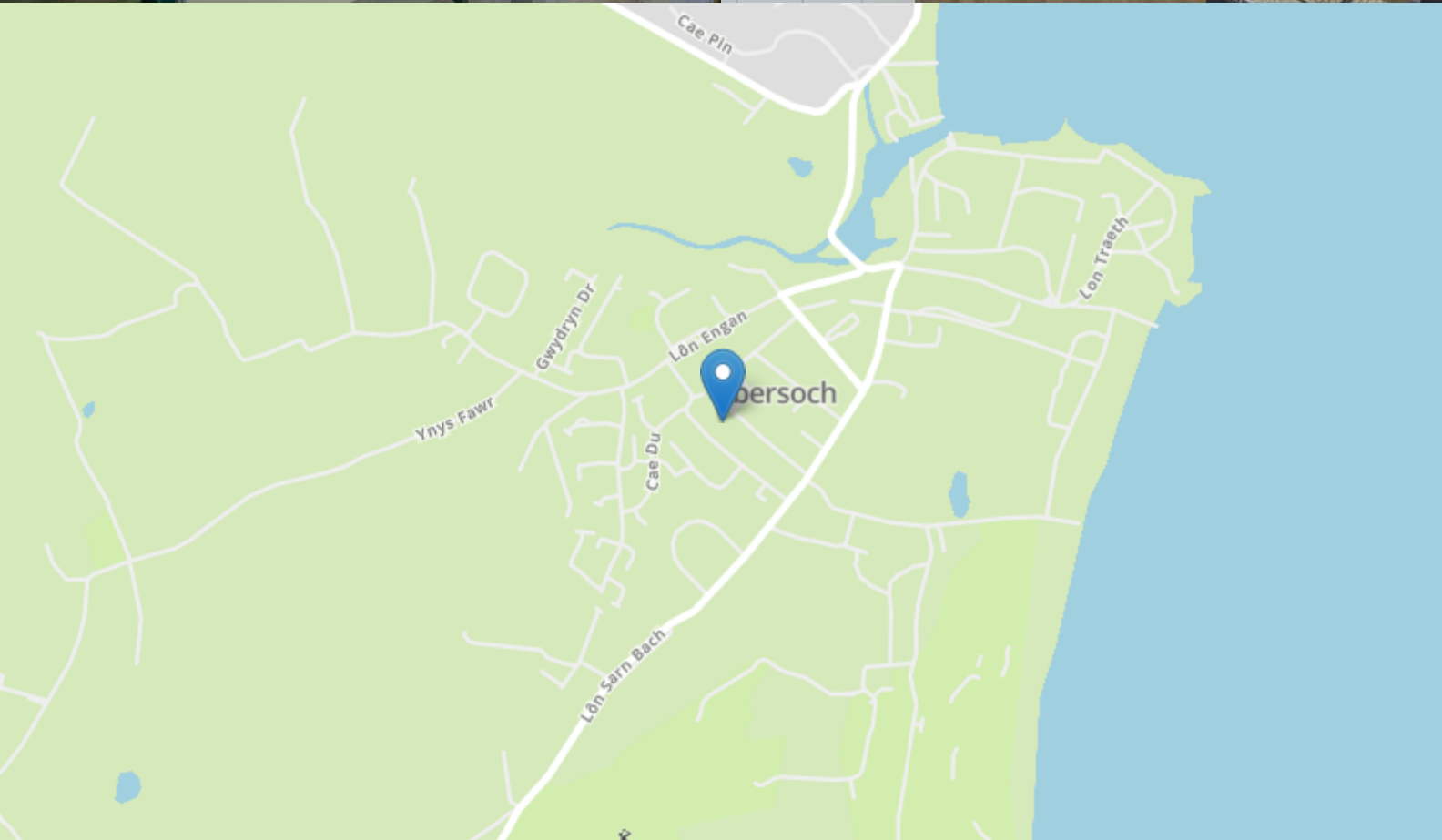
Location Information Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

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.

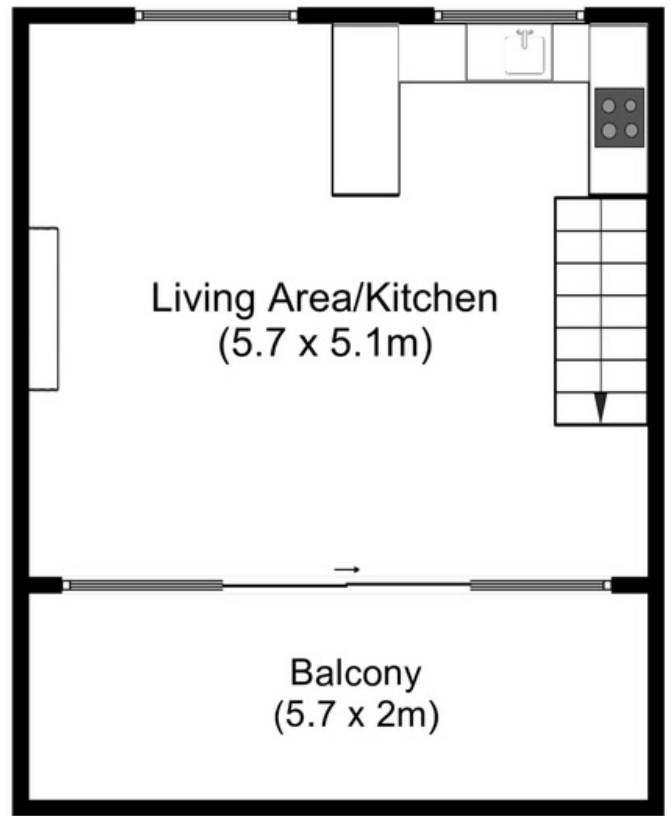
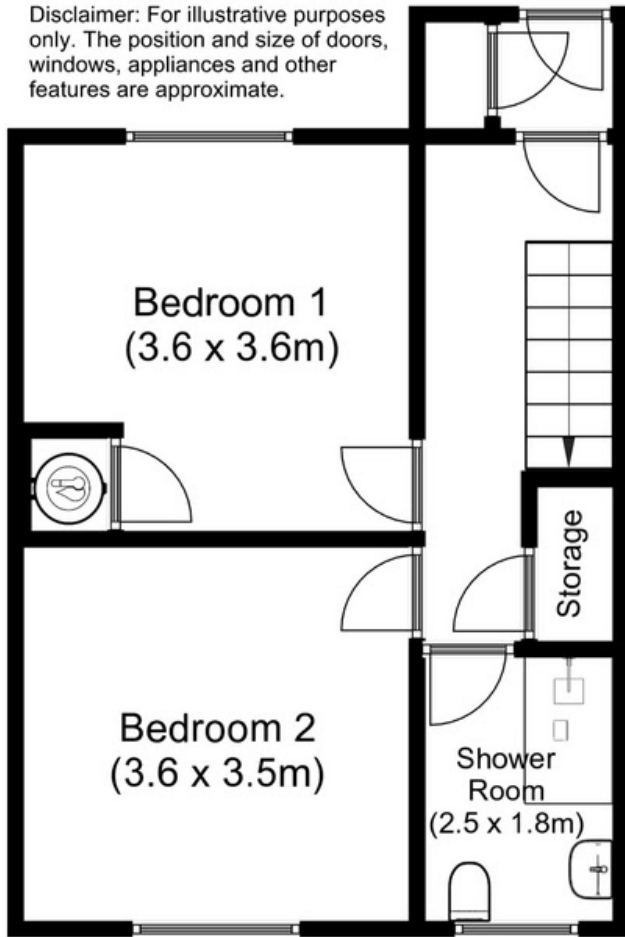
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FLOORPLAN & EPC

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		82
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		