



Bryn Tirion, Golf Road, Abersoch, Pwllheli, Gwynedd . LL53 7EF

- 2 MINUTE WALK TO THE BEACH
- EXCELLENT LOCATION
- FREEHOLD

PROPERTY DESCRIPTION

Located at the top of Lon Golf in Abersoch, Bryn Tirion is positioned in a sought after location, 2 minutes from Abersoch beach and village centre. The property consists of a wooden structure with a garden/parking to the front. The interior comprises of an open plan room on the front and a galley kitchen with shower room to the rear.

NOTE: The vendors registered a planning application for Lawful use as a dwelling house in 2016 which was refused. The reason for refusal was because there had been no evidence of such use for more than the statutory 4 years. The vendors since tenanted the property from 2019 – 2023 (with documentation and council tax bills). Additionally there are historic electricity invoices dating back to 1994 and a Council tax letter confirming the council tax band in 1996.

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 – £0

Second Home – £6,750

*Figures provided using Welsh Government LTT calculator

Council Tax Band – B

Services Mains water, drainage and electricity.

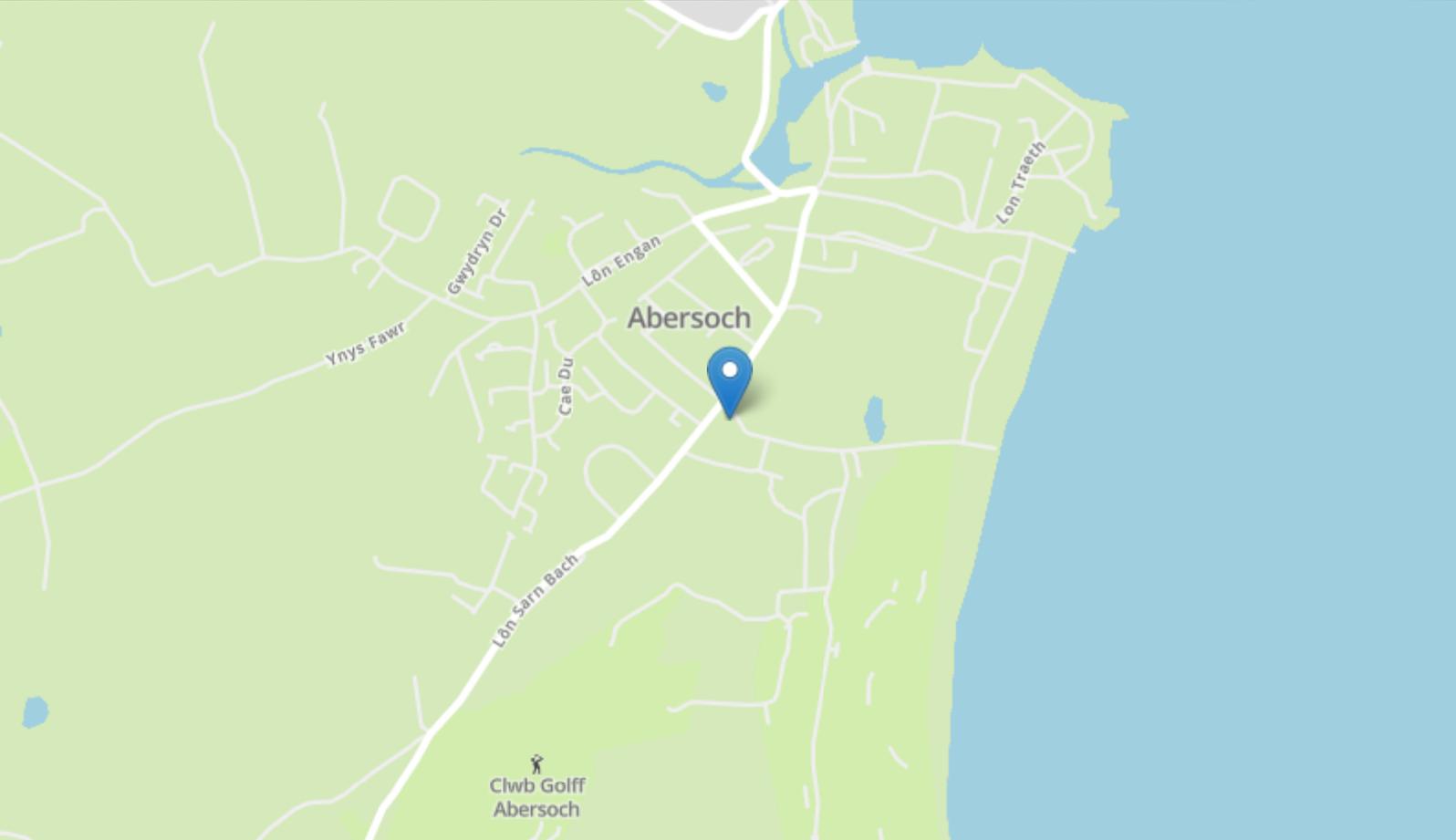
Location Information Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

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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MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Allocated. Driveway.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

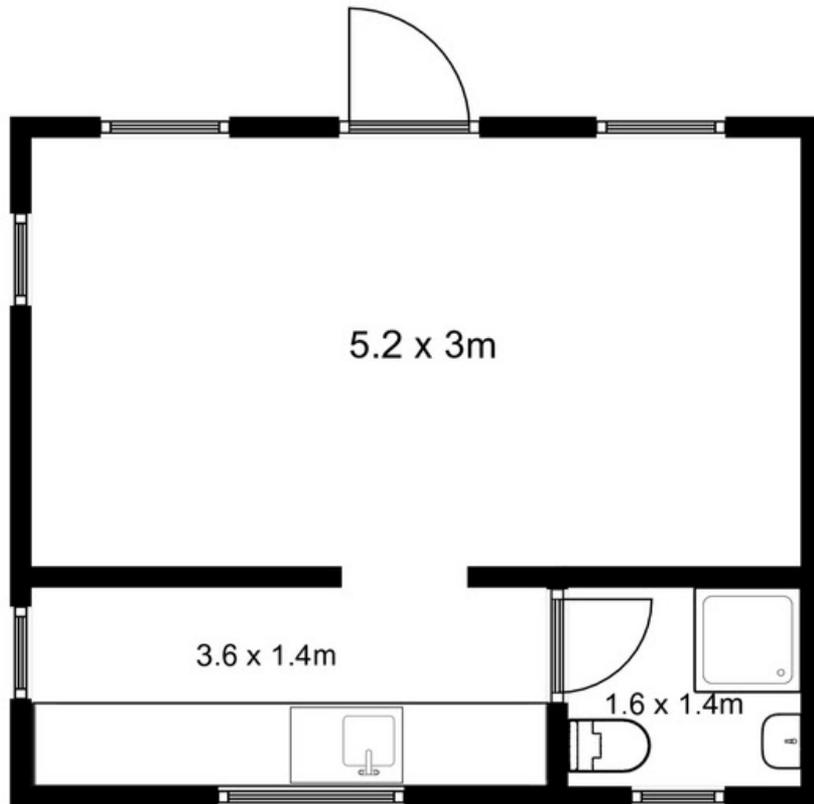
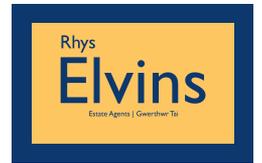
No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



FLOORPLAN



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