



2 Madryn Terrace, Llanbedrog, Pwllheli, Gwynedd. LL53 7PF

- CHARACTER COTTAGE
- 15 MINUTE WALK TO THE BEACH
- 2 MINUTE WALK TO THE SHIP INN
- CENTRAL HEATING
- OUTBUILDING
- GENEROUS GARDEN

PROPERTY DESCRIPTION

Benar, 2 Madryn Terrace, Llanbedrog is an appealing Welsh cottage which offers plenty of character, a modern bathroom, detached outbuilding and a beautiful mature garden. Benar is cosy cottage which features an open plan kitchen and dining area, a welcoming lounge with log burner and a generous private garden at the back. The cottage is a stones throw from The Ship Inn (1 minute on foot) and a 15 minute walk to Llanbedrog beach. The popular village of Abersoch is a 10 minute drive.

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 Mynydd Tir Y Cwmwd (Llanbedrog headland) and towards Pwllheli.

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 – £300

Second Home – £10,950

*Figures provided using Welsh Government LTT calculator

Council Tax Band – C

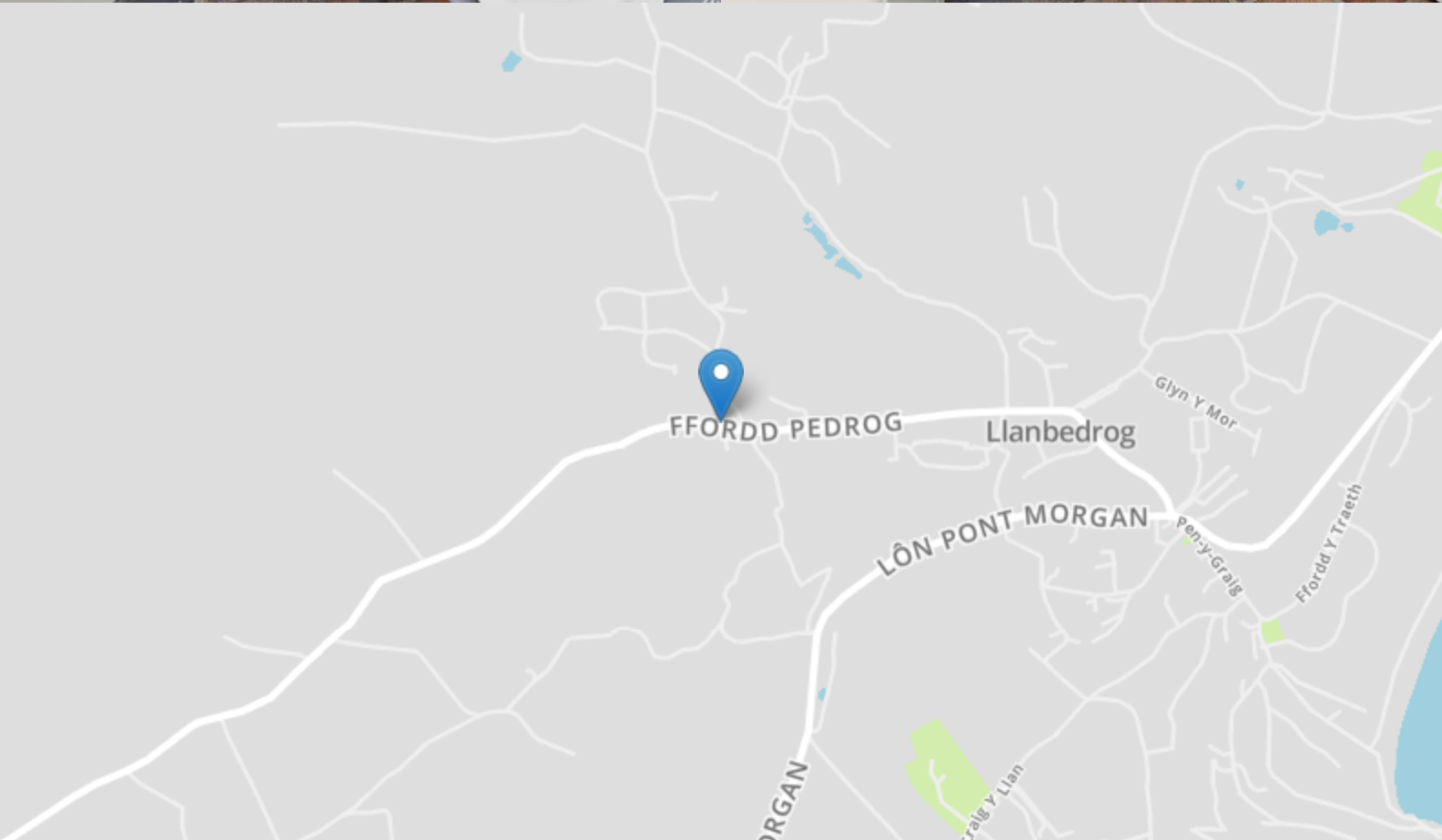
Services Mains water, drainage and electricity. Electric heating.

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

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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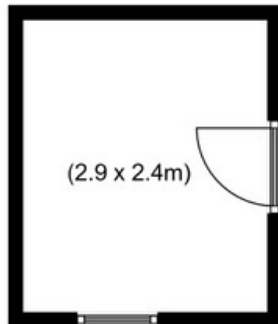




FLOORPLAN & EPC



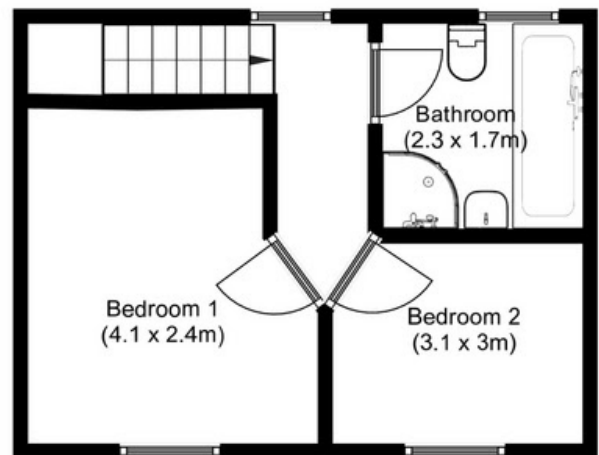
Outbuilding



Ground Floor



First 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+) A		90
(81-91) B		
(69-80) C		
(55-68) D		41
(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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