



# Rhos Neigwl, Botwnnog, Pwllheli, Gwynedd. LL53 7SS

- 2.5 ACRES
- COUNTRYSIDE OUTLOOK
- RURAL PROPERTY
- RENOVATION PROJECT
- OUTBUILDINGS
- OFF ROAD PARKING



## PROPERTY DESCRIPTION

Rhos Neigwl is a charming, detached 3 bedroom cottage set within 2.5 acres, including outbuildings and a paddock. This traditional Welsh cottage is surrounded by mature gardens and located on the South coast of the Llyn Peninsula, 0.6 miles inland from Porth Neigwl (Hells Mouth) beach and 5 miles from Abersoch village. The idyllic setting offers fantastic potential for development (subject to the necessary consents) to those seeking rural living and a renovation project to create the home of your dreams on the coast.

The cottage comprises of a good sized living/dining room with a large fireplace and dual aspect windows. A further reception room is accessible from the living area which features a loft room which is ideal for storage or a home office. An extension towards the rear of the property is where the main bathroom is situated as well as the kitchen, utility and bedroom 3. There are two further double rooms on the front of the property.

The area of Botwnnog is a popular area on the Llyn Peninsula for residents, providing a primary school, a secondary school and a doctors surgery, all within 2.6 miles. The National Trust Plas yn Rhiw and Treheli Farm coffee shop are only a 5 minute drive.

NOTE: A neighbouring farmer has a written right of way across the land at Rhos Neigwl to access his fields. A public footpath runs along the driveway, passing the property and on to neighbouring fields. See Gwynedd Maps for more information – <https://www.gwynedd.llyw.cymru/map/>

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 – £4,200 Second Home – £16,500 \*Figures provided using Welsh Government LTT calculator

Council Tax Band – C

Services Mains water & electricity, septic tank.

Location Information Abersoch 2.8 miles . Pwllheli 6.7 miles . Porthmadog 19.9 miles . Bangor 36.3 miles . Chester 95.1miles . Shrewsbury 94.4 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.

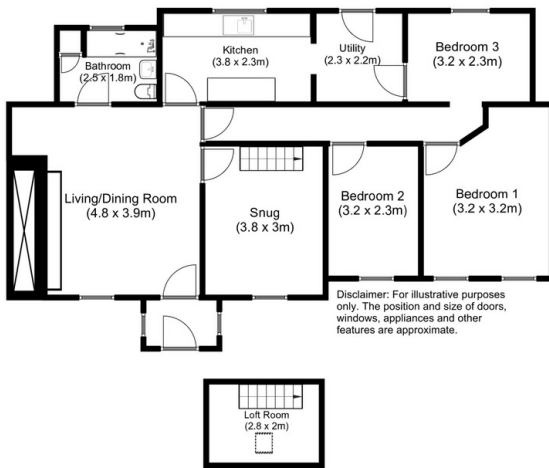
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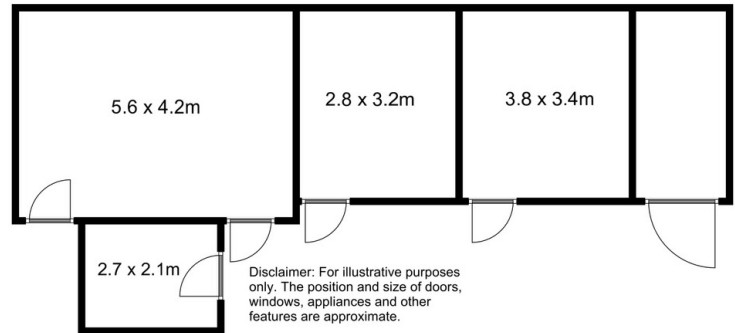




# FLOORPLAN & EPC



Rhos Outbuildings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	10	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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