

Cilfan, Gwydryn Road, Abersoch, Pwllheli, Gwynedd . LL53 7EA

- 5 MINUTE WALK TO THE BEACH
- AIR CONDITIONING
- AIR SOURCE
- PRIVATE GARDEN
- EXCELLENT CENTRAL LOCATION

PROPERTY DESCRIPTION

Tucked away in an ideal central location in the heart of Abersoch, Cilfan is a unique modern townhouse which benefits from stunning sea and countryside views from a private location. Located just a short walk from the sought after village and beaches, this property offers spacious family accommodation.

This generous 3 storey property offers versatility with multiple living spaces across all levels and 3 separate sheltered balconies that provide useable outdoor spaces to soak up the picturesque views. A large open plan kitchen-diner offers a great entertaining space with access to the private courtyard at the rear of the property.

The property also benefits from private off street parking to the front as well as the private garden to the rear. The property also benefits from modern amenities such as air source heat pump and air conditioning.

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.

NOTE: Cilfan was extensively renovated in 2017 with full planning permission to create a first floor. The vendors inform us that no building regulations completion certificate is available.

Viewings are highly recommended through Elvins Estate Agents.

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 – £45,250

Second Home – £78,100

*Figures provided using Welsh Government LTT calculator

Council Tax Band – G

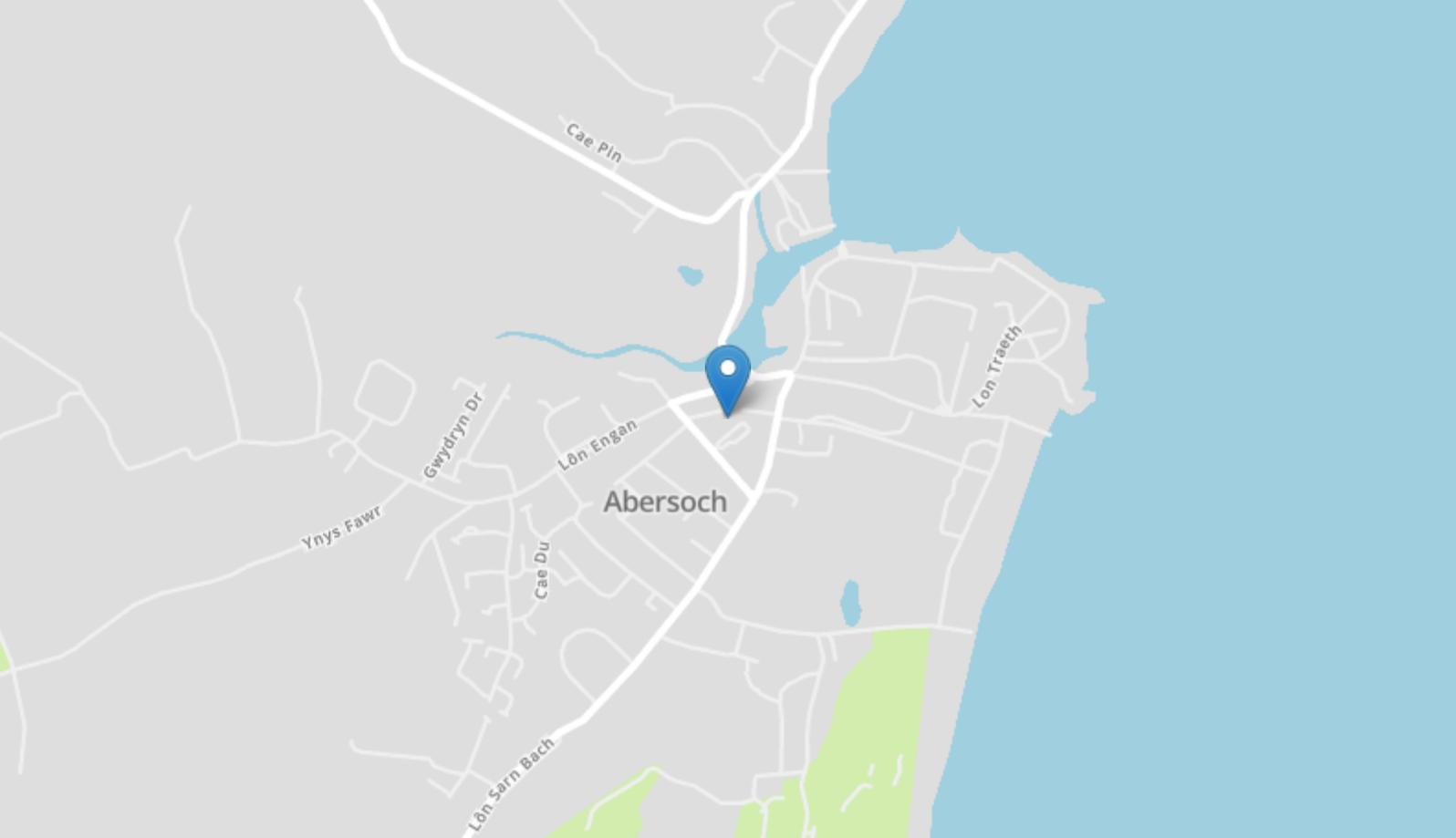
Services Mains water, drainage and electricity. Air Source Heat Pump.

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 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	83	89
(69-80)	C		
(55-68)	D		
(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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