



Garreg Fawr, Llanbedrog, Pwllheli, Gwynedd. LL53 7UW

- ALLOCATED PARKING
- BEACH ACCESS
- C5 - SECOND HOME STATUS
- CHARACTER COTTAGE
- COUNTRYSIDE OUTLOOK
- OPEN PLAN
- RURAL PROPERTY
- STUNNING SEA VIEWS
- VAULTED CEILINGS

PROPERTY DESCRIPTION

A rare opportunity to acquire one of only 6 properties on the sought after, South facing quarry beach road near Abersoch. Garreg Fawr benefits from an enviable elevated position with stunning views towards St Tudwals Islands and beyond. Set in just under an acre, this idyllic property is original, full of character and 2 minute walk to the beach, with exclusive beach access (Please contact for further information).

The property is on one level with vaulted ceilings and open loft spaces which makes good storage space. The living room benefits from an open loft space, accessible by drop down ladder which has historically contained a double guest bed. There are two bedrooms, the master benefitting from additional open loft space with a drop down ladder for storage, and one bathroom. The gardens surrounding the property are mature and create great privacy. There is also an adjoining utility room at the gable end which houses the washer and dryer.

Externally the property benefits from a generous mature and south facing tiered garden. There is a private drive providing access to the property and parking for multiple vehicles. A level terrace to the front of the property creates an ideal entertaining space, capitalising on the sea views. There is also a large storage shed in the lower section of the garden. Beyond the conifer hedge was historically an orchard and still has several mature apple and pear trees.

Garreg Fawr is currently used as a second home/holiday let and has historic use as such.

NOTE: The property for sale is the Cottage only (outlined in Red, see photos). The vendors would like to retain a chalet in the grounds (outlined in Yellow, see photos). The title has not been split at the land registry. Selling the cottage and chalet may be a consideration, please ask for further details.

Abersoch is regarded as one of the most exclusive coastal areas in the UK and is renowned for its award winning golden beaches and coastline Golf Course. These waters are famous for year-round sports including, windsurfing, water skiing, jet skiing, kite surfing, paddle boarding, sailing and swimming.

Stamp Duty

Residential - £31,125

Second Home - £64,325

*Figures provided using Welsh Government LTT calculator

Tenure - We believe the property to be Freehold. But potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band - C

Services - Mains water and electricity. Cesspit. Night storage heaters

Location Information

Pwllheli 4.8 miles . Porthmadog 18 miles . Bangor 34.1 miles . Chester 80.6 miles . Shrewsbury 87.7 miles . Manchester 118 miles.

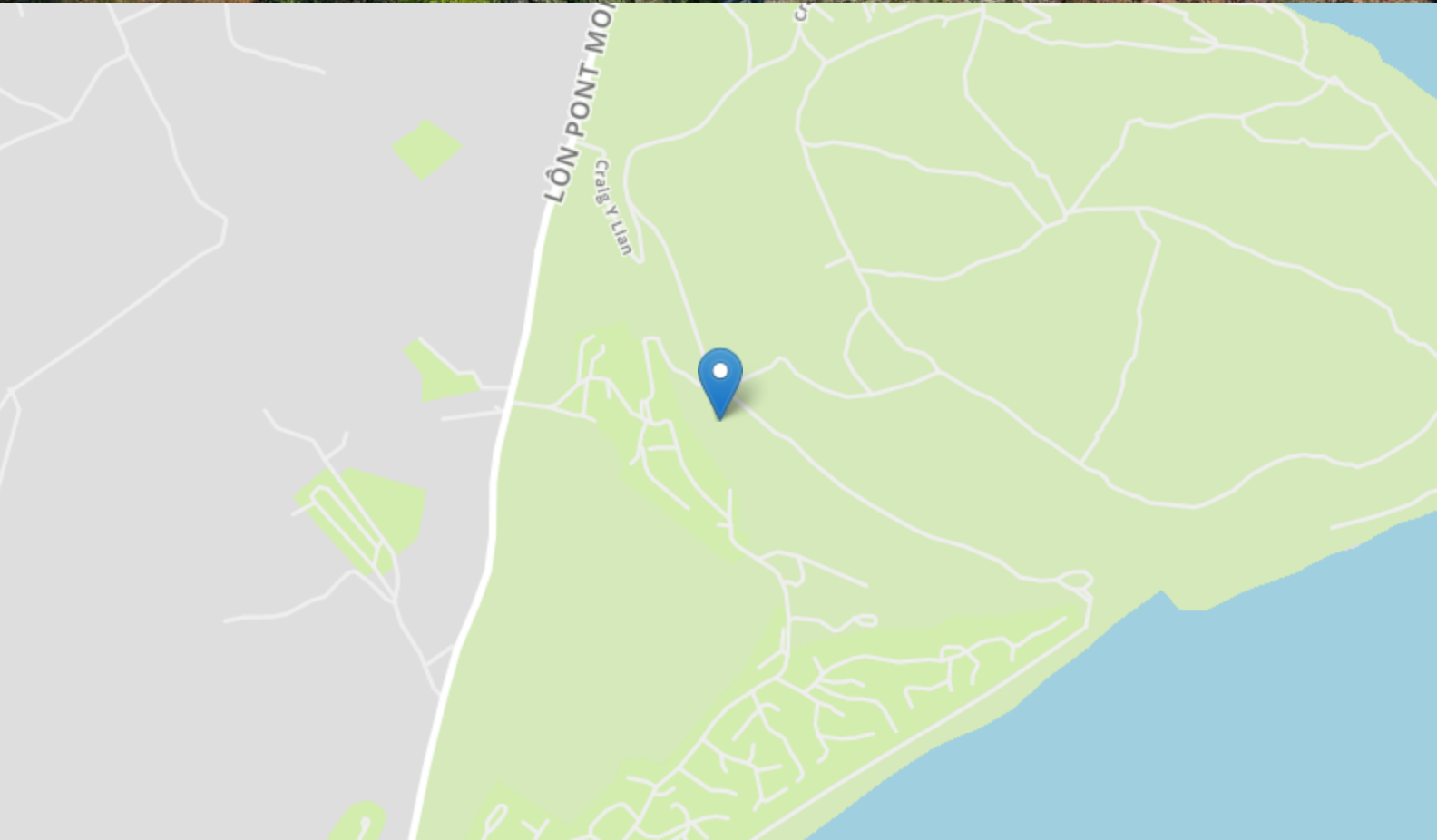
Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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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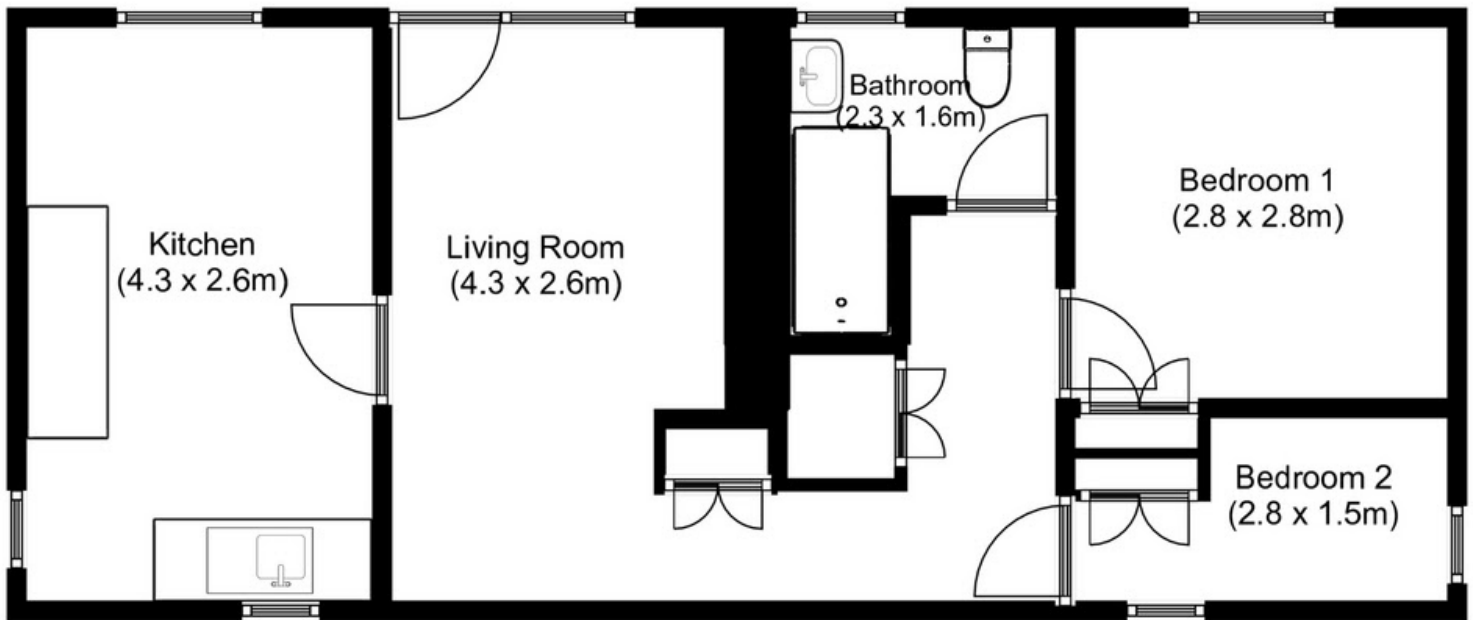





FLOORPLAN & EPC



Ground 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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	12	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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