



Gwylfa, Llanbedrog, Pwllheli, Gwynedd. LL53 7PA

- 15 MINUTE WALK TO THE BEACH
- SUCCESSFUL HOLIDAY LET, ACHIEVING 182 DAYS A YEAR
- EXTENSION WITH OPEN PLAN KITCHEN/DINING ROOM
- LOG BURNER
- SOLD FULLY FURNISHED INCLUDING OUTDOOR FURNITURE
- 2 BATHROOMS
- EV CHARGER INCLUDED
- CENTRAL HEATING

PROPERTY DESCRIPTION

Gwylfa, Llanbedrog is a mid-terrace cottage located in the small village of Llanbedrog, close to local amenities such as a local shop, pharmacy, pub and the popular Llanbedrog Beach. The cottage is deceptively spacious, very well presented with a modern grey and blue décor interior throughout. There is a cosy living room with a log burner, an open plan kitchen dining area and 3 generous double bedrooms, all with character cottage style features. The property also boasts a well-kept, sheltered decking area outside which is great for evenings in the garden and al fresco dining. The property has oil fired central heating and roadside parking.

Gwylfa is successful, established holiday let, achieving 182 days+ per annum. The property is turn key and sold fully furnished. Benefitting from a new boiler in 2023, a log burner and an electric car charger.

Lounge 15'4 x 15'4 (4.7 x 4.7m) A bright welcoming living area decorated in soft modern grey hues with a log burner and wooden flooring. A window out to the front of the property to the road. An open striped wooden staircase to the first floor. Door to the open plan kitchen and dining room.

Kitchen / Dining Room 22'3 x 15'4 (6.8 x 4.7m) A large open plan social kitchen/dining area with a feature wooden beam and spotlights. Cream shaker style kitchen units with oak worktops, Sink with a view into the utility, oven with halogen hob and fridge freeze. Under stairs seating area and wooden floor throughout. Door into utility.

Utility 10'2 x 3'9 (3.1 x 1.2m) Currently housing the boiler (New Worcester Bosch boiler in 2022) and a washing machine. Window and door to outside area.

Outside A well kept, sheltered garden with a raised decking area and pagoda, a great space for entertaining. The front of the property has an EV car charger which is included.

First Floor

Bedroom One 15'4 x 12'8 (4.7 x 3.9m) A large bedroom currently used as a twin room. This bedroom is very light as it benefits from two windows towards the front of the property.

Bedroom Two 12'1 x 10'2 (3.7 x 3.1m) A spacious double bedroom with radiator. Velux skylight which brings in good natural light.

Bedroom Three 13'8 x 8'9 (4.2 x 2.7m) Master double bedroom with en-suite. A low window looking out to the side of the property

En-suite 6'2 x 4'6 (1.9 x 1.4m) A well used space with a cubical shower, WC, sink and towel rail. Wood effect flooring and neutral tones.

Bathroom 8'9 x 6'2 (2.7 x 1.9m) A traditional shaped bath with wooden panel surrounding, sink, WC and towel rail. Low window allowing natural light. Wood effect flooring.

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

Services Mains water, drainage and electricity. Oil fired central heating (New oil tank August 2021, New Worcester Bosch boiler August 2022).

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Stamp Duty

Residential - £3,270

Second Home - £15,105

*Figures provided using Welsh Government LTT calculator

Council Tax Band - N/A

Services Mains water, drainage and electricity. Oil fired central heating

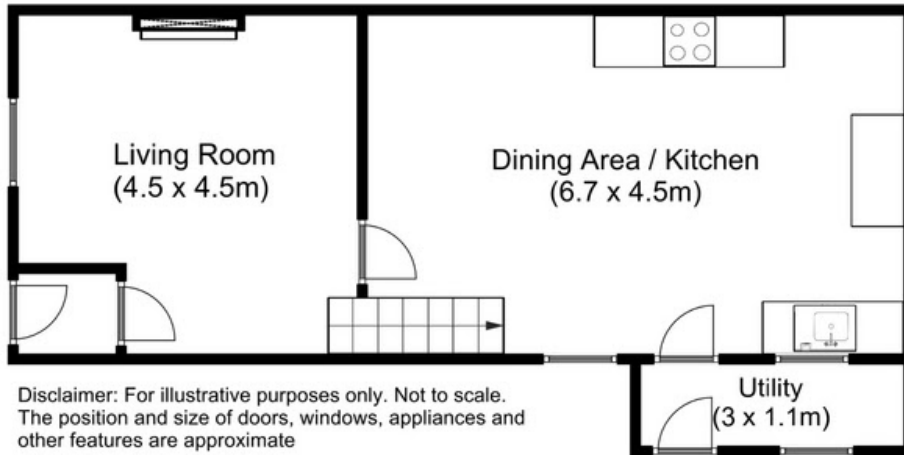
Location Information Gwylfa is particularly well situated, a short walk to local amenities and the beach. Less than 4 miles to the popular holiday village of Abersoch, boasts a diverse selection of shops including convenience stores, fashion boutiques, cafes, restaurants and public houses. Pwllheli 4.1 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.

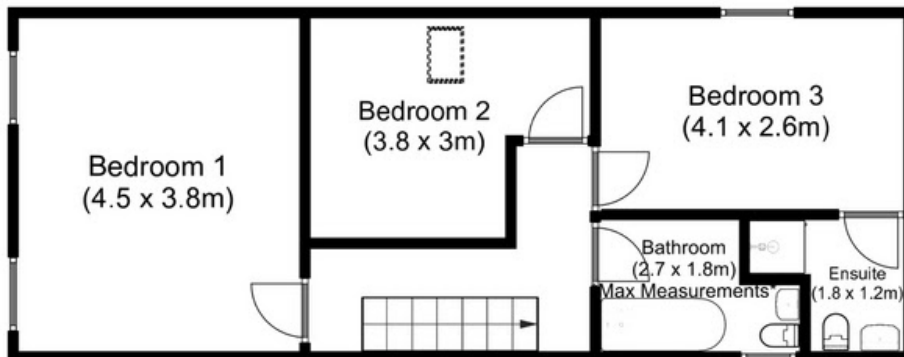
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	