



Plas Deucoch, Abersoch, Pwllheli, Gwynedd. LL53 7LD

- COUNTRYSIDE OUTLOOK
- RENOVATED TO A HIGH SPECIFICATION
- PANORAMIC VIEWS
- GENEROUS GARDEN
- OPEN PLAN
- SEA VIEWS
- WALKING DISTANCE TO ABERSOCH VILLAGE

PROPERTY DESCRIPTION

A stunning detached property in an elevated position on the Llyn Peninsula, North Wales. Plas Deucoch boasts beautiful, panoramic sea and countryside views and is an impressive residence, renovated by the renowned, award winning contractor Derwen Llyn with attention to detail throughout. This designer home is perched on an enviable plot in Abersoch which is conveniently a 25 minute walk to the village centre and Abersoch main beach. Plas Deucoch offers a semi-rural location whilst being well placed to join the Wales coastal path and enjoy scenic coastal walks.

A sweeping driveway approaches the property through the landscaped garden and luxury is immediately obvious, displaying a tasteful mixture of building materials, the white render, slate patio and larch wood garage doors, Plas Deucoch stands with elegance and style. The outside space offers multiple seating areas with different aspects for entertaining or relaxing and there is a large garage attached to a car port with a living roof. The front lawn extends to the roadside and is complete with evergreen hedges and natural stonework.

Enter the front door at Plas Deucoch and you are greeted with a beautiful solid oak, parquet floor which flows through the hall way and into the sitting room. The sitting room/snug is a pleasant space with double doors leading to the driveway and gardens. Stepping into the vast kitchen, living room and dining area gives a real Wow factor, flooded by natural light. The architecture cleverly merges the outside space and living room with large glass sliding doors and flush flooring between the spaces. This open plan, sociable space features vaulted ceilings in the dining area, stunning views and a generous kitchen area, fit with integrated appliances and a large island with a breakfast bar. At the back of the property there is a very practical utility/boot room with Belfast sink and a shower room with w/c.

The first floor comprises of 3 double bedrooms, all with modern ensuite bathrooms. Bedroom 1 features a full suite with a walk in wardrobe between, a free standing bathtub with feature marble wall tiles and a separate shower cubicle. The second floor accommodates 3 double bedrooms, bedroom 4 is another full suite with a free standing bath tub and separate shower cubicle. Bedroom 5 and 6 share a Jack and Jill ensuite shower room.

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 – £86,750

Second Home – £136,200

*Figures provided using Welsh Government LTT calculator

Council Tax Band – I

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

Location Information Pwllheli 3.9 miles . Porthmadog 17.1 miles . Bangor 33.6 miles . Chester 94.5 miles . Shrewsbury 91.6 miles . Manchester 129 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	63
(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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