



# 18 Tan Y Gaer, Abersoch, Pwllheli, Gwynedd. LL53 7LY

- EXCELLENT LOCATION
- GARAGE
- SEA VIEWS
- OPEN PLAN
- MODERN KITCHEN EXTENSION
- SHORT WALK TO THE BEACH

## PROPERTY DESCRIPTION

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A beautifully renovated 4-bedroom dormer bungalow with sea views on Tan Y Gaer, a very sought after cul-de-sac in Abersoch, North Wales. Only a short walk to the beach and village centre, this property is deceptively spacious with uninterrupted view of Cardigan Bay from the first floor, featuring a master suite with bathroom and a dressing room.

Striking sea views from the master suite and gable extension

Attached garage and plenty of parking on the drive

2 bathrooms and a spacious master suite with dressing room

Bright, open-concept living areas flooded with natural light

Nestled along the picturesque coastline on the Llyn Peninsula, 18 Tan Y Gaer is a renovated dormer bungalow that blends coastal charm with contemporary comforts. The thoughtful gable extension enhances the open-concept living areas, flooding the home with natural light, featuring NEFF appliances and bi-folding doors to the patio. A large L shaped living room spans the full width of the property, also featuring bi-fold doors to create a generous open space.

This 4-bedroom, 2-bathroom bungalow provides ample space and storage for comfortable living by the sea. Entertain guests in the bright, airy living areas, then retreat to the master suite with its dressing room to unwind and soak in the breathtaking views. 18 Tan Y Gaer offers the perfect blend of tranquility and convenience for those seeking a peaceful coastal lifestyle without sacrificing modern amenities.

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 – £29,250

Second Home – £54,700

\*Figures provided using Welsh Government LTT calculator

Council Tax Band – G

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

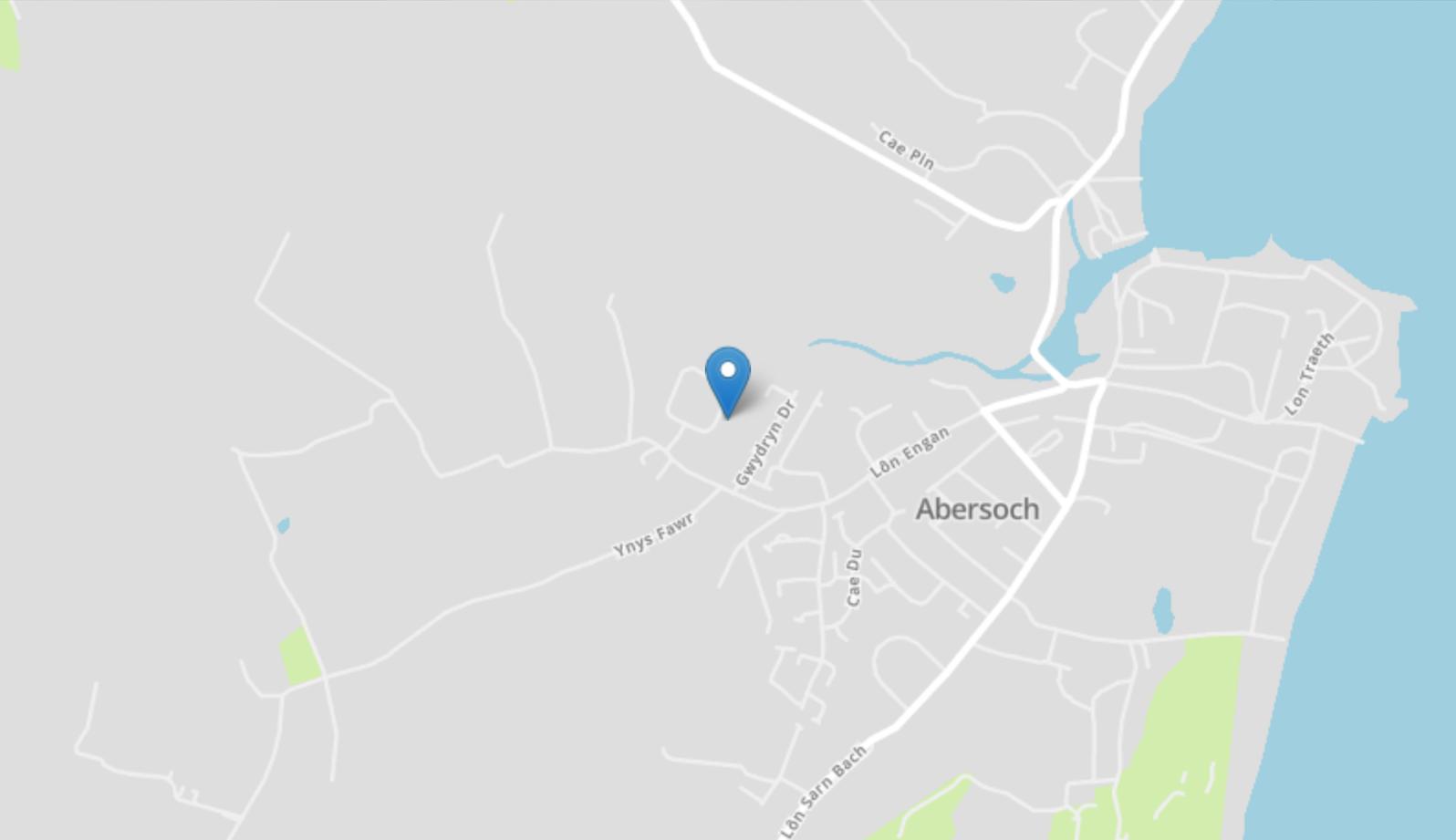
Location Information Pwllheli 6.4 miles . Porthmadog 19.6 miles . Bangor 36.1 miles . Chester 97.1 miles . Shrewsbury 94.1 miles . Manchester 132 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

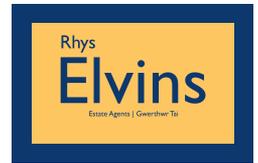
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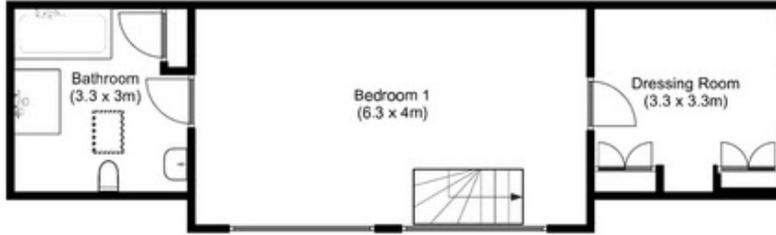




# FLOORPLAN & EPC



## First Floor



## 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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