



# 10 Cae Pin Estate, Abersoch, Pwllheli, Gwynedd. LL53 7UH

- SEA VIEWS
- DOUBLE GARAGE
- 5 MINUTE WALK TO THE BEACH
- QUIET CUL DE SAC
- CENTRAL HEATING
- POTENTIAL TO IMPROVE

## PROPERTY DESCRIPTION

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10 Caepin offers a rare opportunity to purchase a wonderful detached home on a peaceful cul-de-sac in Abersoch, North Wales. The property benefits from an appreciable countryside outlook and sea views towards Abersoch Harbour beach from the lounge and second floor bedrooms. There are two elevated decking areas on the front of the property which also benefit from the sea views, there is a private garden on the side of the property and a spacious garage below with power.

Internally 10 Caepin provides an open plan living/dining area with an open fire and windows looking out the front and side of the property. There is a flight of steps up to the first floor which accommodates two bedrooms, a bathroom and W/C. The second floor provides a further two bedrooms with dormer windows and a fantastic outlook.

Abersoch High Street is a 10 minute walk, the nearest beach is a 5 minute walk and Abersoch Golf club is 20 minutes walk. Ground Floor Lounge (6 x 4.7m) Dining Area (2.4 x 2m) Kitchen (2.6 x 2.4m)

First Floor Bedroom 1 (2.9 x 2.7m) Bedroom 2 (2.9 x 2.7m, not square) Bathroom (1.7 x 1.5m) W/C (1.7 x 0.8m)

Second Floor Bedroom 3 (4 x 3.8m) Bedroom 4 (4.3 x 3.8m, not square)

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.

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.

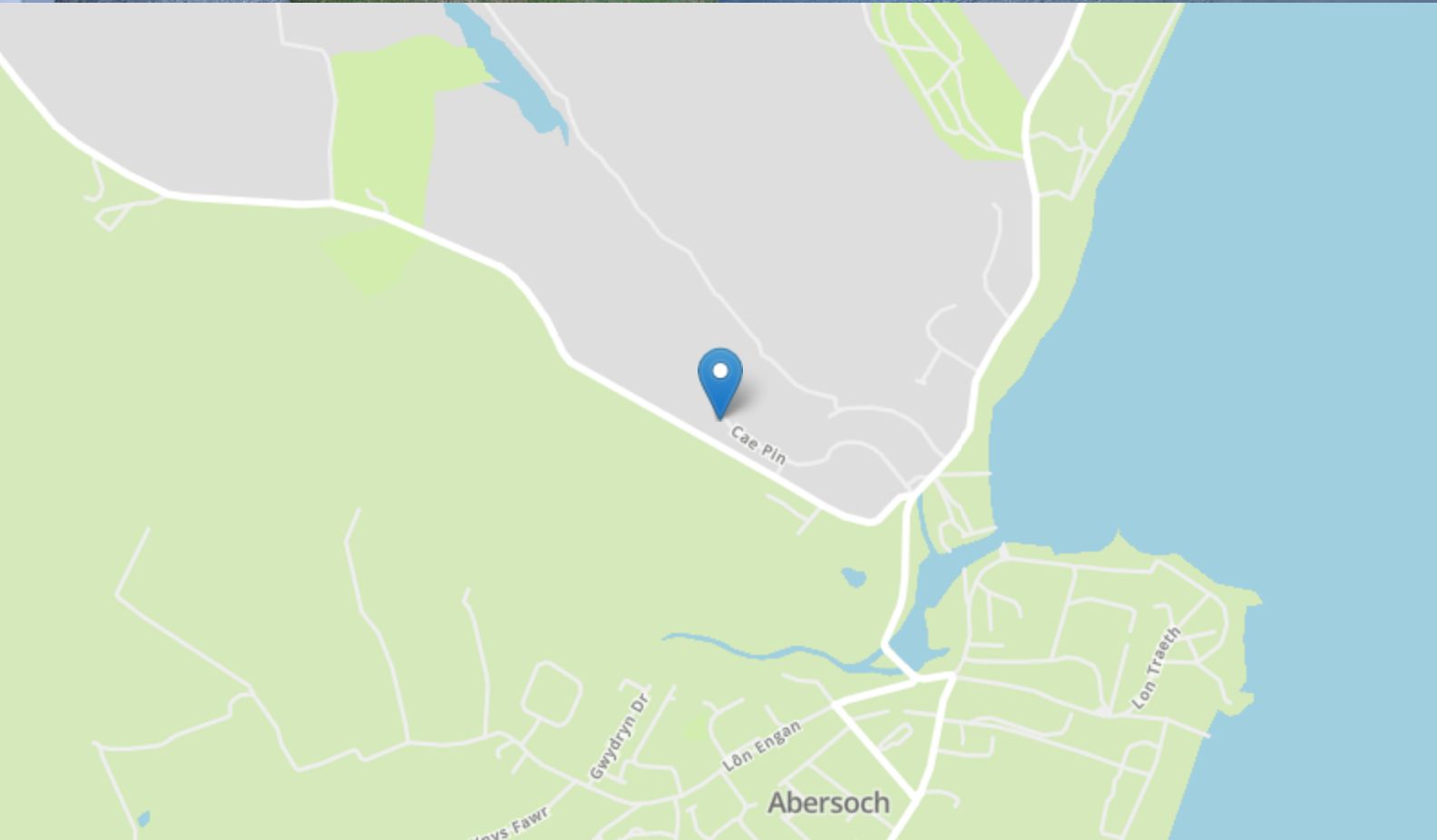
Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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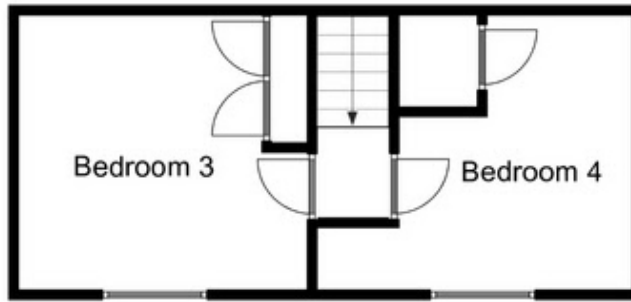
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# FLOORPLAN & EPC



Second Floor



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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		