



La Casina, Lon Penrallt, Nefyn, Pwllheli, Gwynedd. LL53 6EW

- 2 MINUTE WALK TO THE BEACH
- SEA VIEWS
- RARE OPPORTUNITY
- GENEROUS GARDEN
- SEPERATE PARCEL OF LAND INCLUDED
- EXCELLENT LOCATION

PROPERTY DESCRIPTION

Location, Location, Location! Perched in an idyllic setting, only a stones throw from Nefyn beach, La Casina is an untouched characterful cottage in an enviable position. A shortened list of what this desirable homes offers includes sea views, close access to the beach footpath and a large garden.

This pretty detached cottage has three bedrooms, one bathroom and two sitting rooms with a kitchen extension at the rear. A front garden provides privacy and shelter with beautiful views across the bay, towards Porth Bod-eilas quarry and Nant Gwrtheyrn in the distance. Additionally there is a utility/shower room outside and a storage shed. The property benefits from the ownership of a field in front of the cottage (see photos and land plan) NOTE: La Casina has a right of way and a right to park 3 vehicles on the land between the two lots, outlined in red.

The accommodation inside is mostly original and would benefit from a scheme of modernisation. The ground floor provides a good sized open plan kitchen, dining and sitting room, as well as a full width living room with a log burner and dual aspect windows. The first floor comprises of three bedrooms, all with dual aspect windows. A main bathroom services all bedrooms.

Viewing by appointment only with 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 – £15,375

Second Home – £33,425

*Figures provided using Welsh Government LTT calculator

Council Tax Band – D Services Mains water, drainage and electricity.

Location Information Pwllheli 7.2 miles . Porthmadog 19.1 miles . Bangor 29.1 miles . Chester 88.8 miles . Shrewsbury 92.9 miles . Manchester 124 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.

MISREPRESENTATION DISCLAIMER: Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.





FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Elvins Estate Agents
 6 High Street, Abersoch, LL53 7DY
 01758 712003
 sales@elvinsstateagents.co.uk