Arddol, Llanbedrog, Pwllheli, Gwynedd. LL53 7UA

- COUNTRYSIDE OUTLOOK
- 2 BATHROOMS
- GOOD PARKING
- A SHORT WALK TO THE BEACH AND PUB
- DETACHED GARAGE WITH WATER

PROPERTY DESCRIPTION

We are delighted to present for sale, Arddol in lower Llanbedrog. An immaculate, tastefully decorated bungalow, tucked away in a private location with a countryside outlook. Arddol is only a 10 minute walk to Llanbedrog beach and a 5 minute walk to the nearest pub.

Offering 3 bedrooms and 2 bathrooms, this naturally light property has been extended in previous years to create generous spaces. The main living areas consist of a cosy living room on the front of the property with an inset log burner, a dining room with patio doors leading to the rear garden and a modern kitchen with granite worktops, gloss cupboards and NEFF appliances. A number of rooms benefit from contemporary white plantation shutters.

The master bedroom is on the front of the property and has been smartly extended to create a walk in wardrobe, leading to an ensuite shower room with a large walk in shower. Bedroom two is on the back of the property, featuring plantation shutters and an outlook to the rear garden. The third bedroom is on the front of the property with plenty of natural light. A main bathroom services bedroom one two and three, featuring a bathtub with shower above, pedestal wash basin and glass shelving.

Externally, this charming bungalow provides plenty of parking for multiple vehicles at the front, made private and enclosed with a steel farm gate. The rear garden features an elevated indian stone patio with a further two tiered patios areas and mature borders. A previous garage has been converted into a sunroom/utility with patio doors on the front and a wash basin.

Llanbedrog lies just 3 miles from the ever popular Abersoch and just 4 miles from the seaside town of Pwllheli. The seaside village has excellent amenities, and is serviced by a local SPAR supermarket, pharmacy, garage, a local renowned art gallery and several pubs and restaurants. The local village also has a primary school and lies between several bus routes. The popular Llanbedrog beach is a picturesque bay and grants access to the coastal paths over Mynnydd Tir Y Cwmwd (Llanbedrog headland) and towards Pwllheli.

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 – £15,750
Second Home – £39,325
*Figures provided using Welsh Government LTT calculator

Council Tax Band – F

Services - Mains water, drainage and electricity. Oil Central Heating

Location Information - Pwllheli 4.2 miles . Porthmadog 17.4 miles . Bangor 33.1 miles . Chester 94.8 miles . Shrewsbury 91.9 miles . Manchester 129 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents
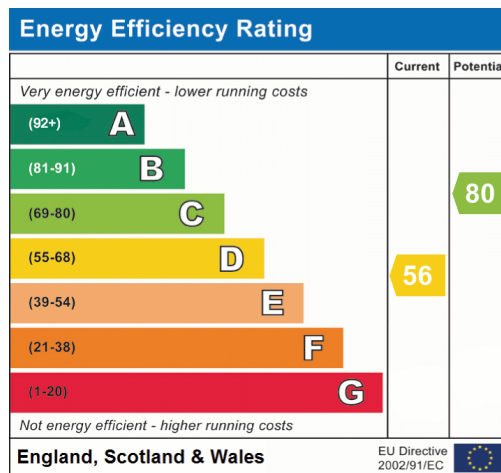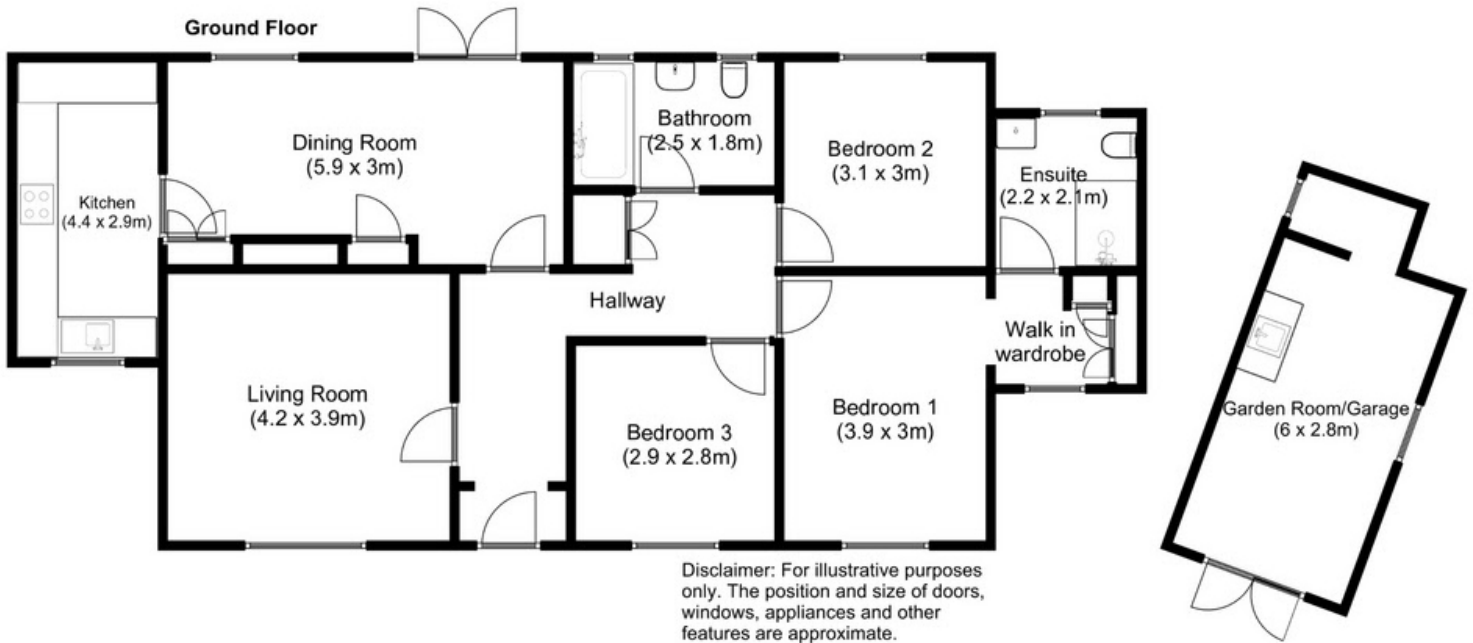
Marketing Appraisal
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Llanbedrog

Lôn Pin

Ffordd y Traeth

FLOORPLAN & EPC

Ground Floor

Kitchen
(4.4 x 2.9m)

Dining Room
(5.9 x 3m)

Bathroom
(2.5 x 1.8m)

Bedroom 2
(3.1 x 3m)

Ensuite
(2.2 x 2.1m)

Hallway

Walk in wardrobe

Living Room
(4.2 x 3.9m)

Bedroom 3
(2.9 x 2.8m)

Bedroom 1
(3.9 x 3m)

Garden Room/Garage
(6 x 2.8m)

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+) **A**		
(81-91) **B**		
(69-80) **C**		**80**
(55-68) **D**		
(39-54) **E**	**56**	
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

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