



18 Glyn Y Mor, Llanbedrog, Pwllheli, Gwynedd. LL53 7NW

- BALCONY
- SINGLE GARAGE
- FREEHOLD
- COMMUNAL PARKING AND GARDENS
- PARTIAL SEA VIEWS
- SHORT WALK TO THE BEACH

PROPERTY DESCRIPTION

This charming property located at 18 Glyn Y Mor in Llanbedrog offers a comfortable living space with 2 bedrooms and 2 bathrooms. Situated in the picturesque Llyn Peninsula in North Wales, this mid-terraced home comes with a single garage and communal gardens for residents to enjoy.

The property features a balcony with a glass balustrade, providing a lovely outdoor space to relax and take in the surrounding views. Inside, the open plan living area creates an inviting atmosphere, perfect for entertaining guests or simply unwinding after a long day.

Sold fully furnished, this property is move-in ready and offers a convenient and low-maintenance lifestyle. Whether you're looking for a permanent residence or a holiday home in a beautiful coastal location, 18 Glyn Y Mor in Llanbedrog is a wonderful opportunity to own a piece of this stunning region in North Wales.

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 Mynydd Tir Y Cwmwd (Llanbedrog headland) and towards Pwllheli.

The communal maintenance charges are set at approximately £200 per annum.

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 – £0

Second Home – £11,975

*Figures provided using Welsh Government LTT calculator

Council Tax Band – N/A

Services - Mains water, drainage and electricity. Electric heaters.

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 is strictly by appointment only with Elvins Estate Agents

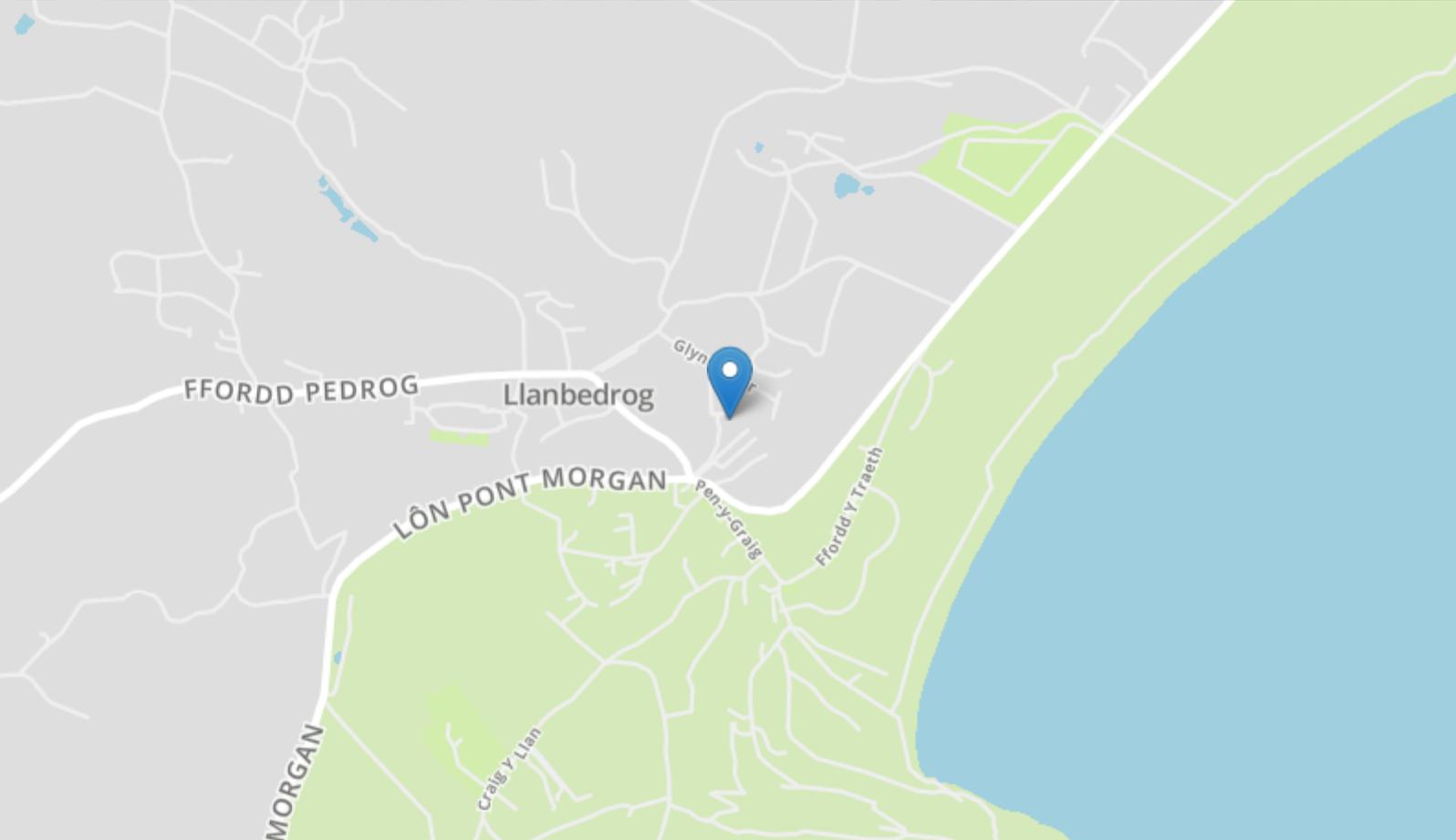
Marketing Appraisal

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.

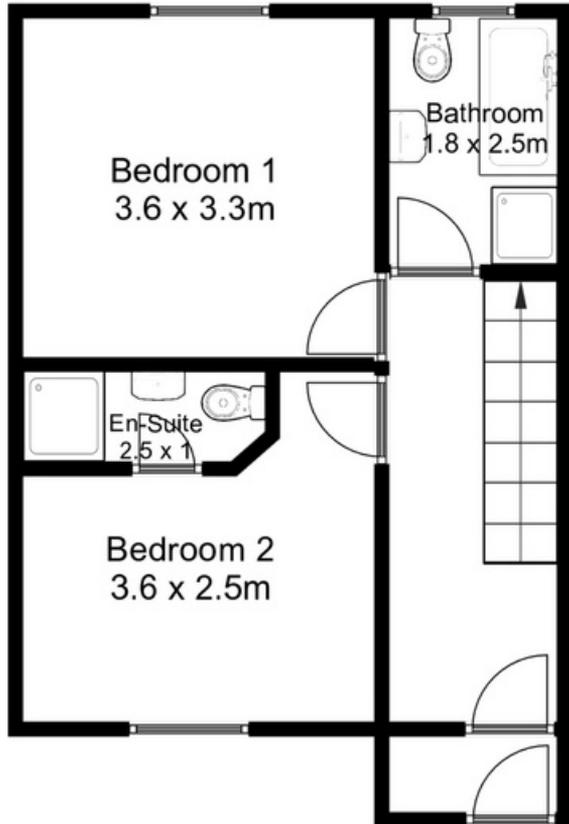
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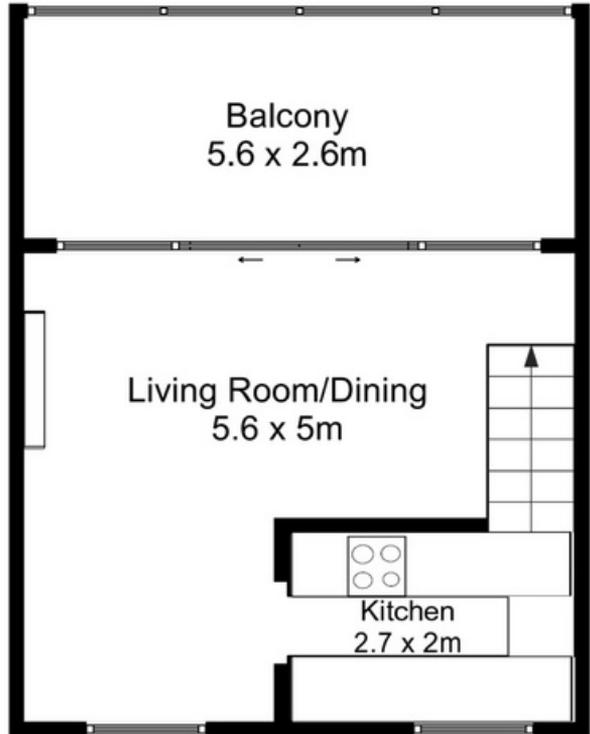




Ground Floor



First 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	