



Lamorna White House Drive, Abersoch, Pwllheli, Gwynedd . LL53 7AF

- 5 MINUTE WALK TO THE BEACH
- CENTRAL HEATING
- GARAGE WITH PLANNING TO CONVERT
- PRIVATE GARDEN
- VIEWS TOWARDS ABERSOCH VILLAGE

PROPERTY DESCRIPTION

Located on the highly sought after White House Drive cul-de-sac, Lamorna is a generous 4 bedroom, 3 bathroom property with pleasant views over Abersoch harbour. This generous corner plot benefits from ample private off-street parking as well as a detached garage, and a comfortable south west facing garden which gains excellent sun all day and capitalises on the views.

Internally the property benefits from a large open plan kitchen/diner and sun room, a generous space flooded with light. The property also benefits from a separate lounge. There are also two generous double bedrooms on the ground floor and a family bathroom. On the first floor there are 2 additional double bedrooms, one benefits from an en-suite shower room and an additional family bathroom.

The property also benefits from approved planning permission to demolish the existing garage and construct a one bedroom self contained, detached annexe. Gwynedd Council planning reference – C21/0999/39/DT

The coastal village of Abersoch is a highly sought after location and is renowned for it's association to sailing and boating and is home to the South Caernarfonshire Yacht Club. Local amenities include local Londis and SPAR supermarkets, several restaurants, cafes and bars, clothes and gift shops, pharmacy, garages and a local butcher. Several popular beaches can also be found within short walks from the village centre. Viewings are highly recommended through 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 – £32,996.25

Second Home – £67,443.75

*Figures provided using Welsh Government LTT calculator Council Tax Band – F

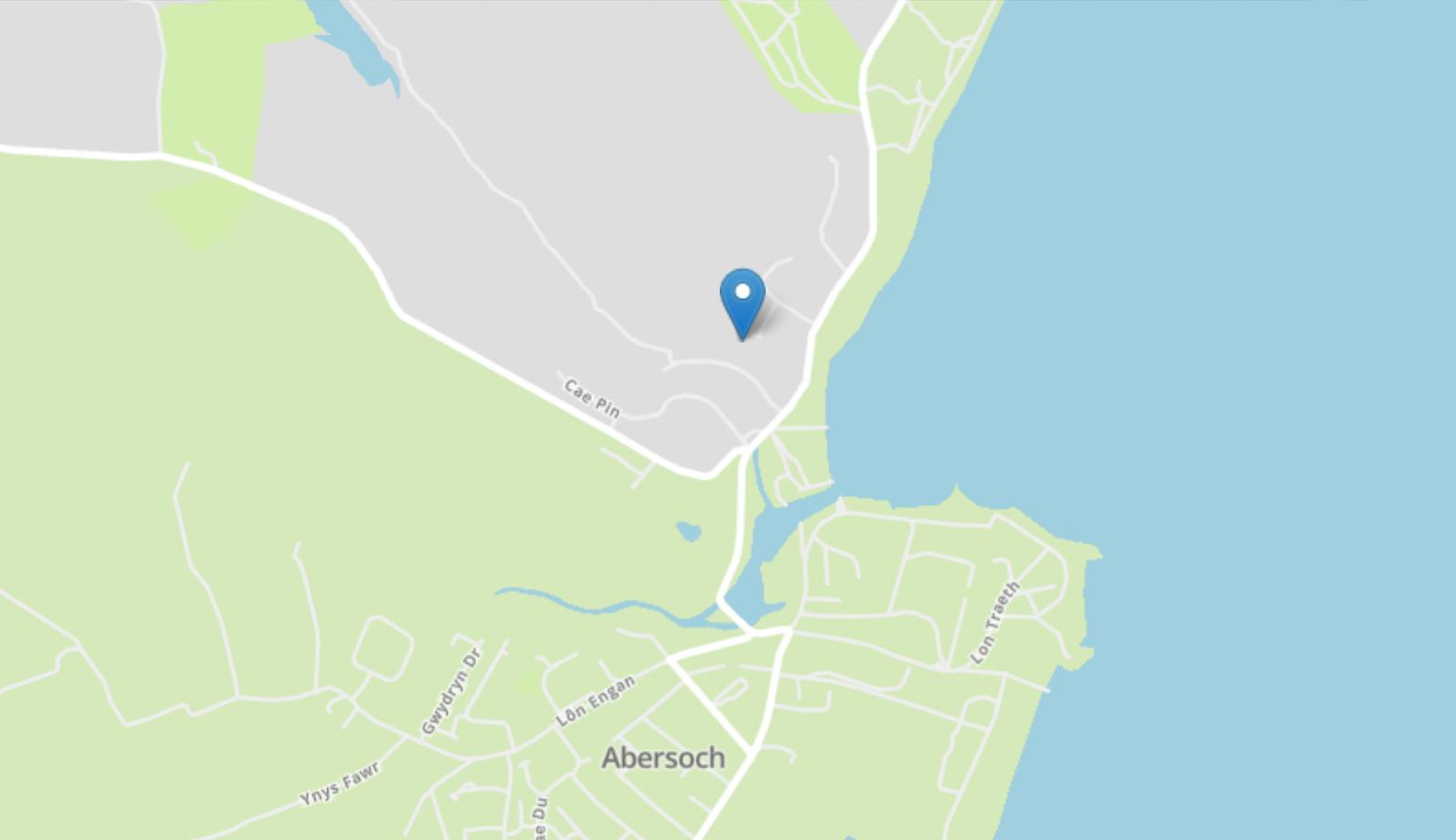
Services Mains water, drainage and electricity. Oil fired central heating.

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

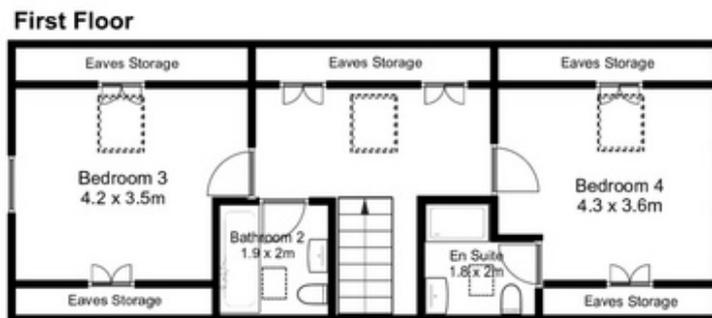
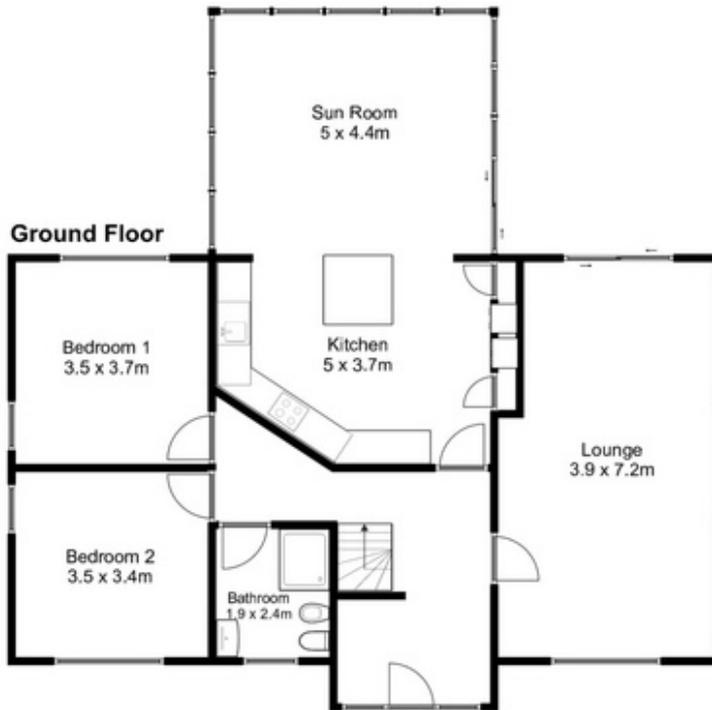
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FLOORPLAN & EPC



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		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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