



Haul A Gwynt, Lon Uchaf, Morfa Nefyn, Pwllheli, Gwynedd. LL53 6AL

- RENOVATED IN 2018
- SUCCESSFUL HOLIDAY LET
- LOG BURNER
- OFF ROAD PARKING
- OPEN PLAN
- EXCELLENT LOCATION
- FREEHOLD
- SHORT WALK TO THE BEACH

PROPERTY DESCRIPTION

Prominently positioned in the heart of Morfa Nefyn, Haul a Gwynt is a stunning property which has been tastefully renovated throughout by the present owners in 2018, creating a beautiful open plan living area with 5 double bedrooms and 4 bathrooms. This substantial detached property offers generous family accommodation in a very convenient location, Haul a Gwynt is a short stroll to the beach and Morfa Nefyn Golf course.

Internally the property is comfortably spacious and light, the entrance hall leads directly into the dining and kitchen area which is a very social space. Skylights bring in plenty of natural light and the kitchen has been smartly designed to be functional and civilised, featuring Miele appliances, integrate fridge/freezer, dishwasher and a wine cooler. A shower room is located on the back of the ground floor which is convenient to wash down after a day on the beach. The ground floor further provides two bedrooms, one with an ensuite shower room and there is a very cosy living room with dual aspect windows and a clearview log burner. Additionally, there is a utility room with an external door.

The first floor provides a master suite of considerable size with dual aspect windows and a large bathroom with separate bathtub and shower cubicle. There are two further sizable double bedrooms which are service by a main bathroom, featuring a walk-in shower and a bath tub.

Externally the property benefits from a substantial in/out driveway for multiple vehicles, finished with evergreen hedges and a gate to the pavement. The rear garden is a fantastic, private sun trap which is low maintenance, mostly featuring paving slabs with a small section of lawn and a summer house.

Haul a Gwynt has operated as a successful holiday let for the last 5 years, achieving £54,000 in annual rental income in it's best year. Please ask for more details.

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 - £25,125

Second Home - £51,825

*Figures provided using Welsh Government LTT calculator

Council Tax Band - F

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 is strictly by appointment only with Elvins Estate Agents

Marketing Appraisal

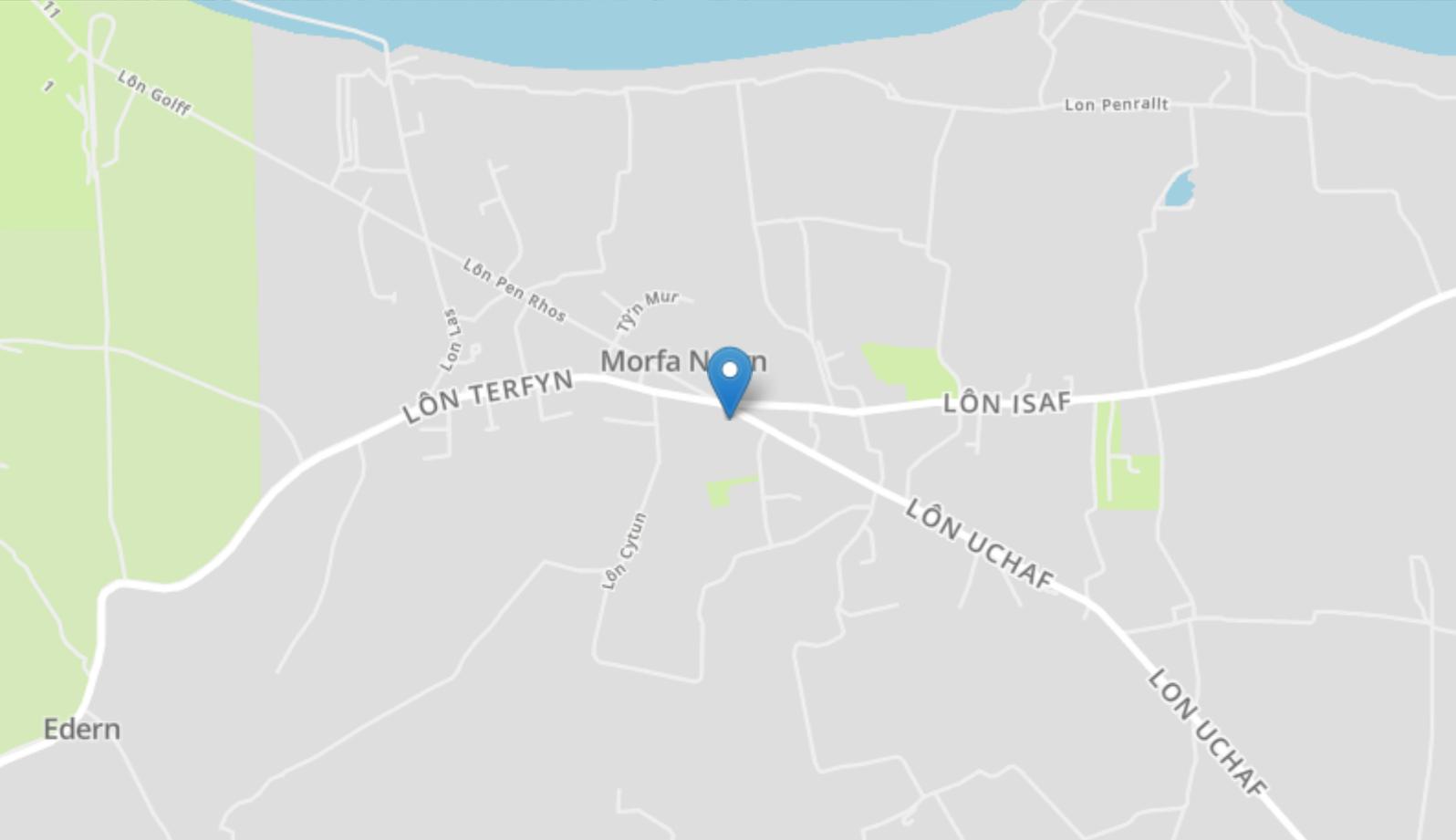
Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

MISREPRESENTATION DISCLAIMER:

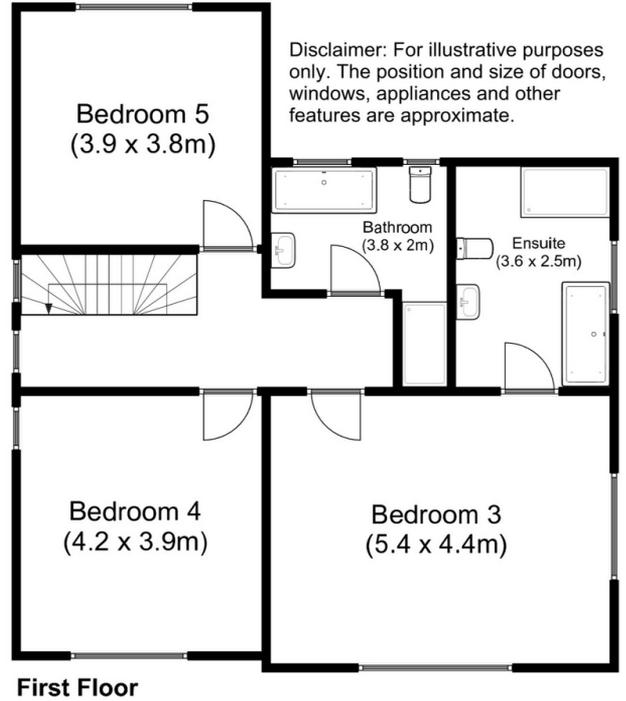
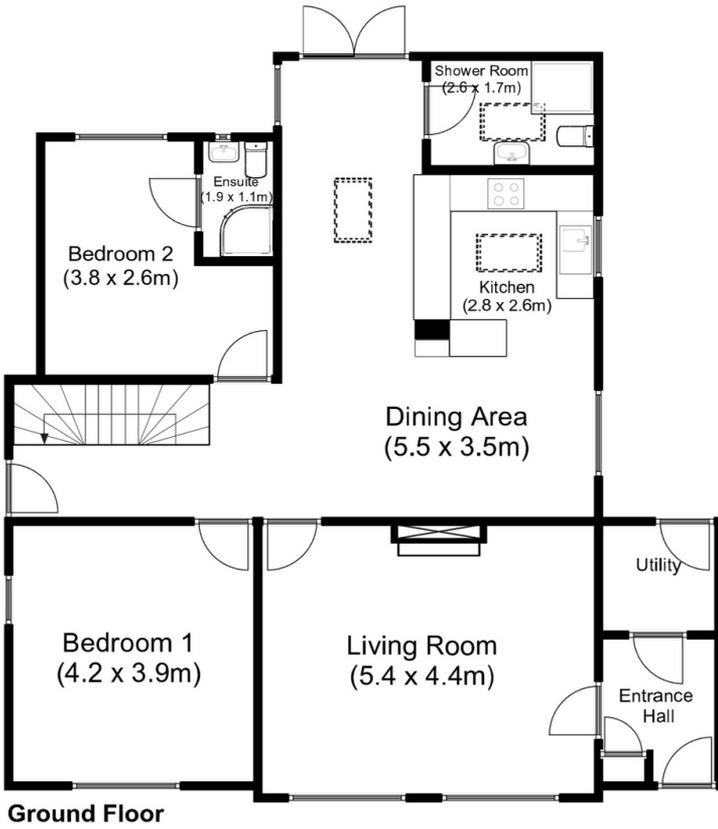
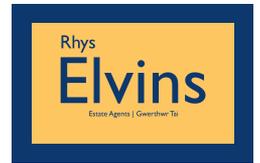
Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection.

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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		72
(55-68)	D	59	
(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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