



Yollands, Abersoch, Pwllheli, Gwynedd. LL53 7EL

- AIR CONDITIONING
- GENEROUS GARDEN
- SHORT WALK TO ABERSOCH VILLAGE
- CENTRAL HEATING
- OFF ROAD PARKING
- OUTBUILDING
- OPTION TO ACQUIRE 6 ACRES OF NEIGHBOURING LAND

PROPERTY DESCRIPTION

Located on the outskirts of Abersoch village, Yollands is a pleasant property tucked away in a private location with the option to buy an adjoining field, approximately 6 acres of land. This 5 bedroom, 4 bathroom property has plenty to offer and should not be missed.

Offering generous family accommodation within walking distance to Abersoch village with ample off street parking and outdoor space.

Internally the property benefits from a central kitchen with access to the dining room and the lounge. Both the dining room and lounge have sliding patio doors which provide plenty of light and access to the patio and gardens. There are 3 bedrooms on the ground floor, one bedroom benefits from an en-suite bathroom while the other 2 bedrooms are serviced by a family bathroom. Both bathrooms on the ground floor benefit from underfloor heating.

The first floor extension was completed in 2010 and has utilised the floor space well with two generous bedrooms both with en-suite shower rooms. Velux windows flood the rooms with light, and eaves storage is accessible in each bedroom.

The property is available fully furnished subject to negotiations.

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 Caernarfonsire 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.

Tenure

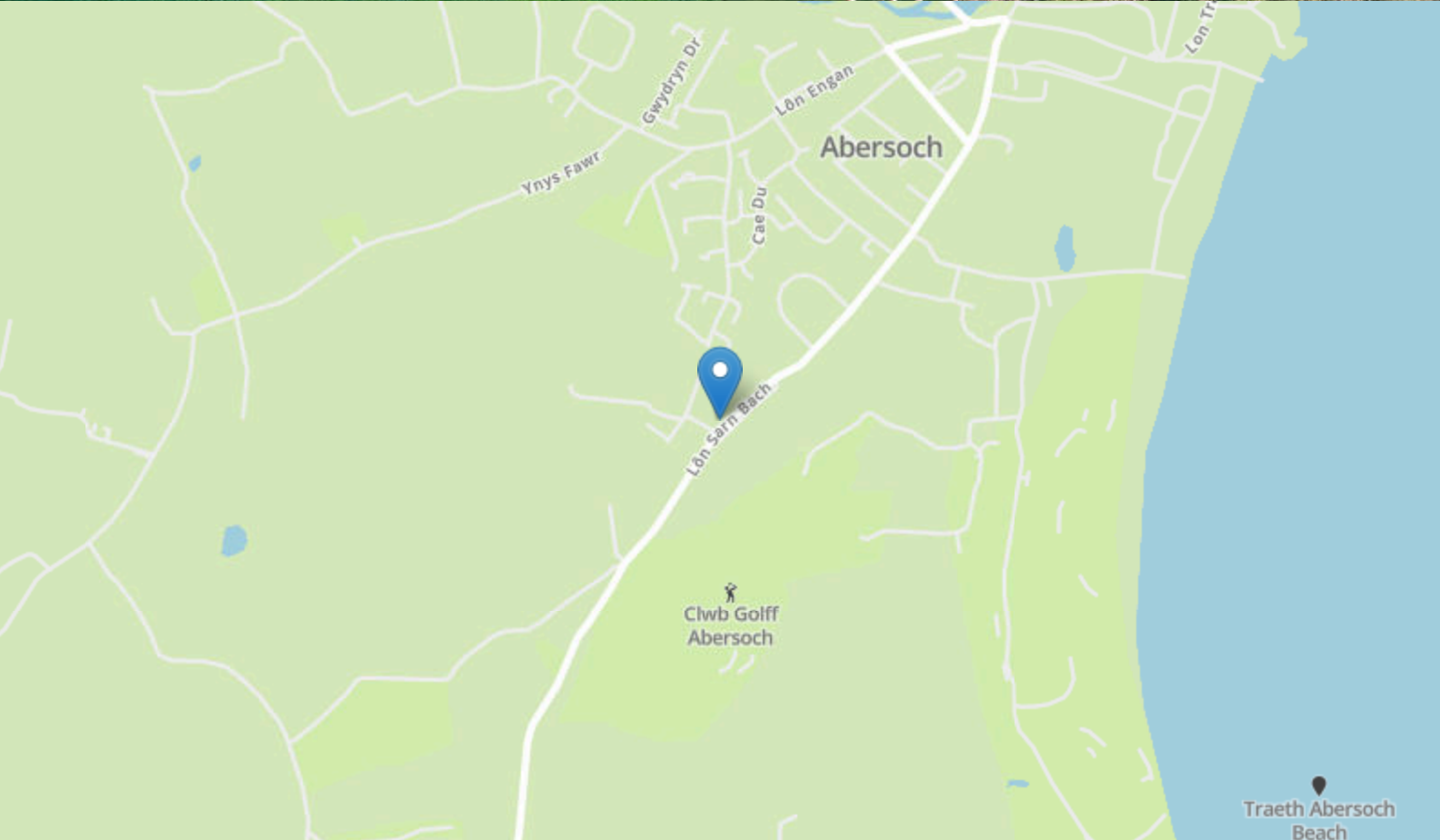
We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Services

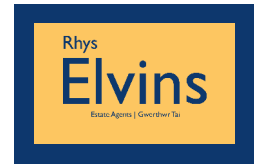
Mains water, drainage and electricity. Oil fired central heating.

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.

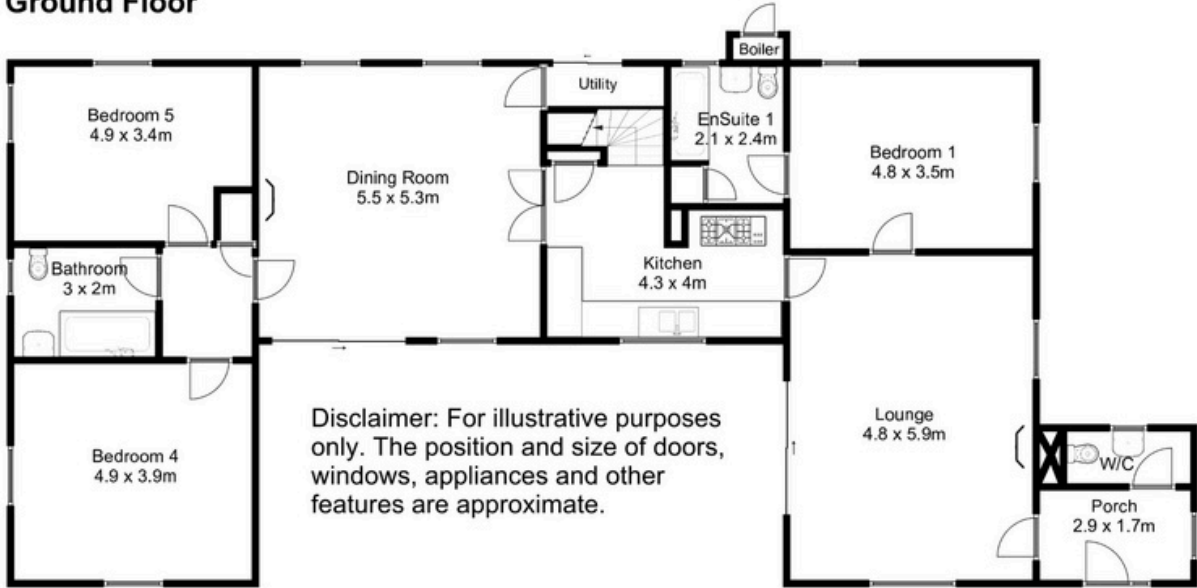




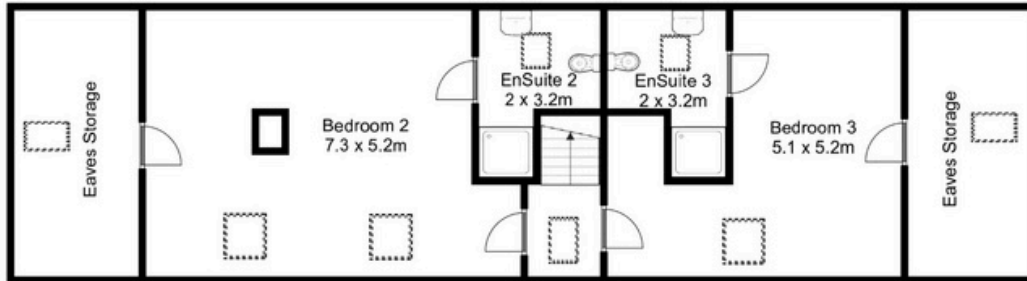
FLOORPLAN & EPC



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(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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