



Y Felin, Llanbedrog, Pwllheli, Gwynedd. LL53 7PE

- CHARACTER FEATURES
- 15 MINUTE WALK TO THE BEACH
- GARAGE
- ALLOCATED PARKING
- GENEROUS GARDEN
- TASTEFULLY MODERNISED AND DECORATED

PROPERTY DESCRIPTION

A traditional 3 bedroom Welsh cottage in Llanbedrog which was historically a Windmill (see photos). This country home has been very well kept by the current owner and has been modernised with a new kitchen, new bathroom and double glazing throughout. The Ship pub is a stones throw from the property and Llanbedrog beach is only a 15 minute walk.

There is allocated, off road parking within a single garage and an enclosed garden area at the front of the property with two seating areas. The property has been decorated in white throughout which creates a great sense of space and makes the property lovely and bright. The kitchen is a very sociable space with an island, granite work tops and integrated appliances. A single door takes you to the generously sized lounge with triple aspect windows. The ground floor consists of two bedrooms.

The first floor offers plenty of character with exposed beams and dormer windows. There is one bedroom and an attic space which is currently being used as a bedroom and dressing room with access to the loft storage. The main bathroom features a free standing, oval bathtub, wash basin, w/c and storage.

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.

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

Council Tax Band - D

Services Mains water, drainage and electricity. Gas fired 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

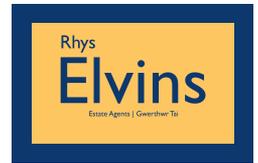
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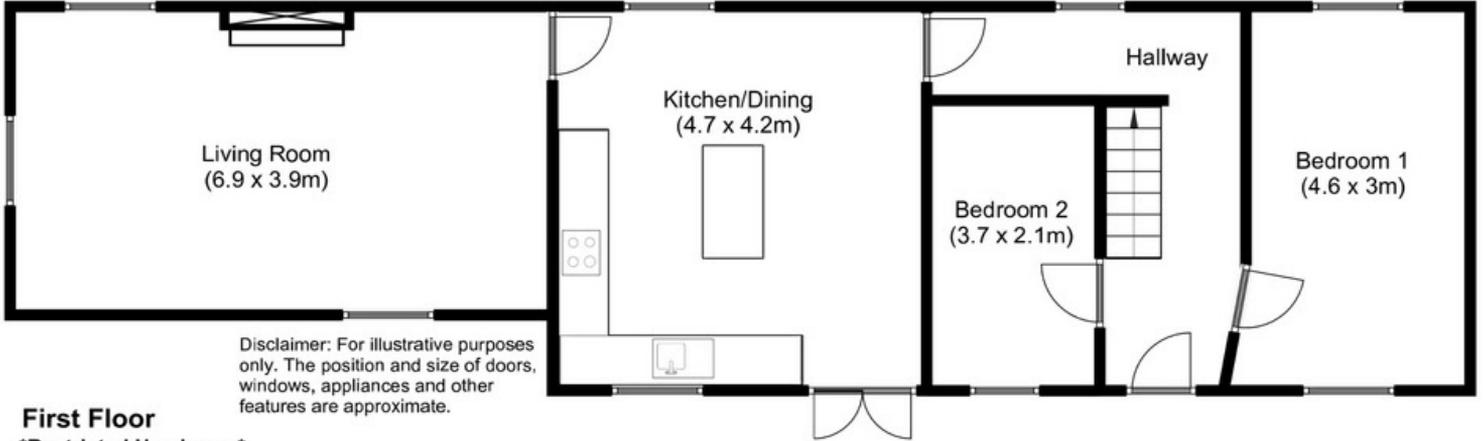




FLOORPLAN & EPC

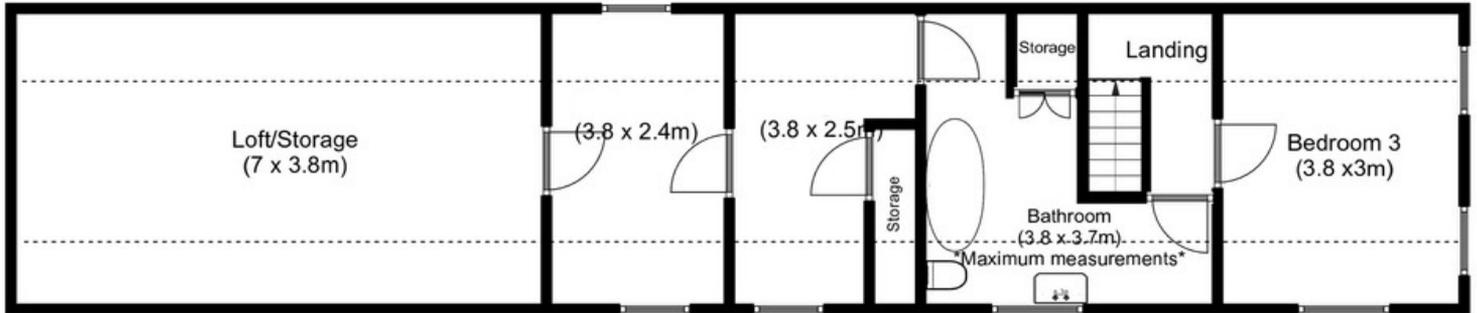


Ground Floor



First Floor

Restricted Headroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G	19	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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