



Argraig, Mynytho, Pwllheli, Gwynedd. LL53 7RF

- STUNNING SEA VIEWS
- LOG BURNER
- TASTEFULLY RENOVATED
- SOLD FULLY FURNISHED
- AIR SOURCE HEAT PUMP
- BALCONY

PROPERTY DESCRIPTION

This semi detached residence in the heart of Mynytho is a delightfully renovated Welsh Cottage with pleasant sea views of the cardigan bay, an onwards to the Snowdonia mountain range. Well maintained and stylishly decorated, this property boasts a highly desirable interior with the outlook to match. **SOLD FULLY FURNISHED!**

On entrance to the property you are welcomed by a generous porch/hallway which opens into the spacious and comfortable lounge/diner. The operational wood burner takes centre stage as a pleasant focal point which also acts as a secondary source of heating. The window shutters create privacy but allow plenty of light through the bay window. The kitchen lies to the rear of the property and benefits from fully integrated appliances including fridge/freezer, dishwasher and electric cooker and hob. A sun room opens into the garden via patio doors which also allow in plenty of light.

The first floor comprises of two spacious double bedrooms as well as a third single room which currently has bunk beds. A family bathroom services the property with a separate w/c. The master bedroom benefits from patio doors which open onto a balcony where you can really appreciate the panoramic views.

Mynytho lies three miles from Abersoch and is well served by a Post Office and general store within a short walk of the property, and includes a school, community hall and has the benefit of a bus service running at regular intervals through Mynytho connecting the surrounding villages and the market town of 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. Air Source Heat Pump. Wood burner

Location Information Pwllheli 5.5 miles . Porthmadog 18.8 miles . Bangor 35.2 miles . Chester 96.2 miles . Shrewsbury 93.2 miles . Manchester 131 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

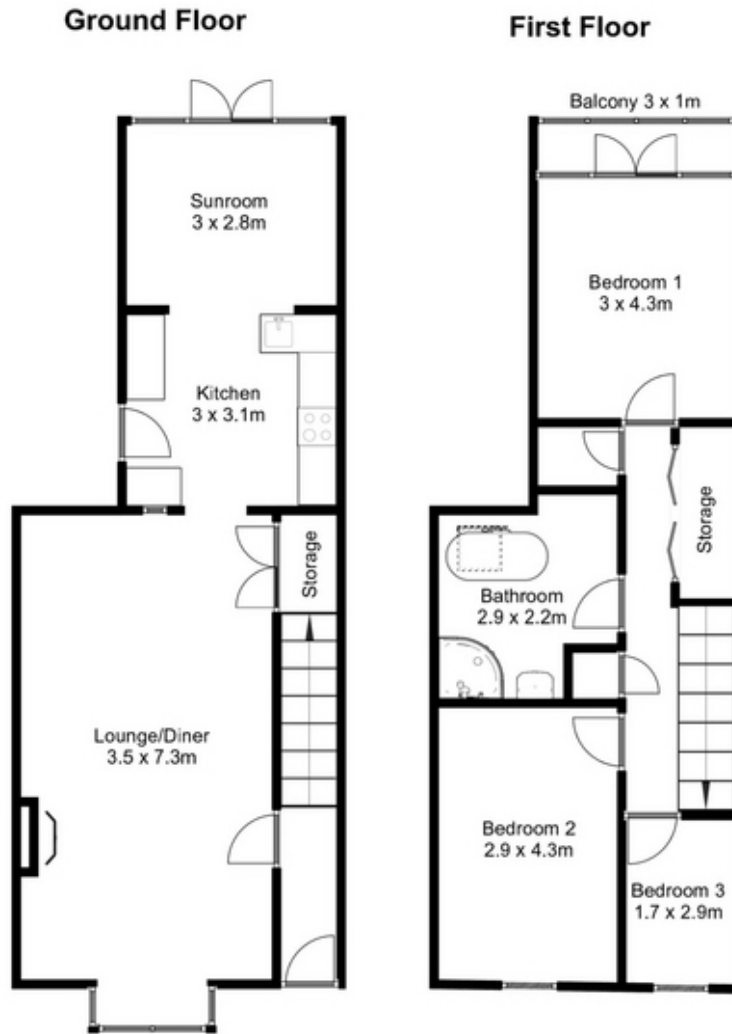
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FLOORPLAN & EPC



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		90
(69-80)	C	73	
(55-68)	D		
(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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