

8 Pen Y Bont, Abersoch, Pwllheli, Gwynedd. LL53 7HQ

- EV CHARGER
- NEW BUILD IN 2018
- 2 ALLOCATED PARKING SPACES
- UNDERFLOOR HEATING
- HOT TUB
- SEA VIEWS

PROPERTY DESCRIPTION

A fantastic opportunity to acquire an exceptionally central riverside property in Abersoch with sea views over Abersoch inner harbour. 8 Pen Y Bont has had one owner since the development was complete in 2018. The successful buyer will benefit from many features worthy of note such as allocated parking for 2 cars in the private basement car park with an EV charging point, sea views towards The Warren beach, underfloor heating on the ground floor, a Juliet balcony from bedroom 2 and an ensuite shower room servicing the second floor bedroom.

Location, Location, Location! 8 Pen Y Bont is a stones throw from Abersoch's convenient stores, shops and restaurants. All amenities are on the doorstep at this fabulous property and Abersoch Harbour beach is only a 5 minute walk.

The ground floor offers an open plan living area with underfloor heating and patio doors opening onto the composite decking area, providing views over the river/afon Soch. The kitchen features a galley style kitchen with a dedicated space for an American Fridge/Freezer, integrated appliances and a drinks station with an additional sink. There is also a w/c in the living area. The first floor provides two bedrooms and a family bathroom, beautifully finished with an inset mirror and a tasteful fixtures and fittings. The second floor is dedicated to bedroom 1 and an ensuite shower room. This room has 2 skylights, bringing in plenty of natural light and at the top of the stairway, there is a cupboard for access to the eaves, providing a generous amount of storage.

In addition to the extensive list of spectacular features, the property includes the balance of a 10 year New Home Warranty from Premier Guarantee (From 2018). Note: A storage unit within the underground parking complex is available to purchase by separate negotiation.

Tenure We believe the property to be Leasehold, with all owners owning a share of the property management company (Pen Y Bont (Rheolaeth) Ltd), which owns the Freehold. But potential purchasers should seek clarification from their solicitor prior to an exchange of contracts. The development is professionally operated by a local Facilities Management company in conjunction with the Board of Directors on behalf of the leaseholders. The management company boasts healthy reserves and benefits from an ongoing maintenance program.

Council Tax Band - F (Currently on business rates)

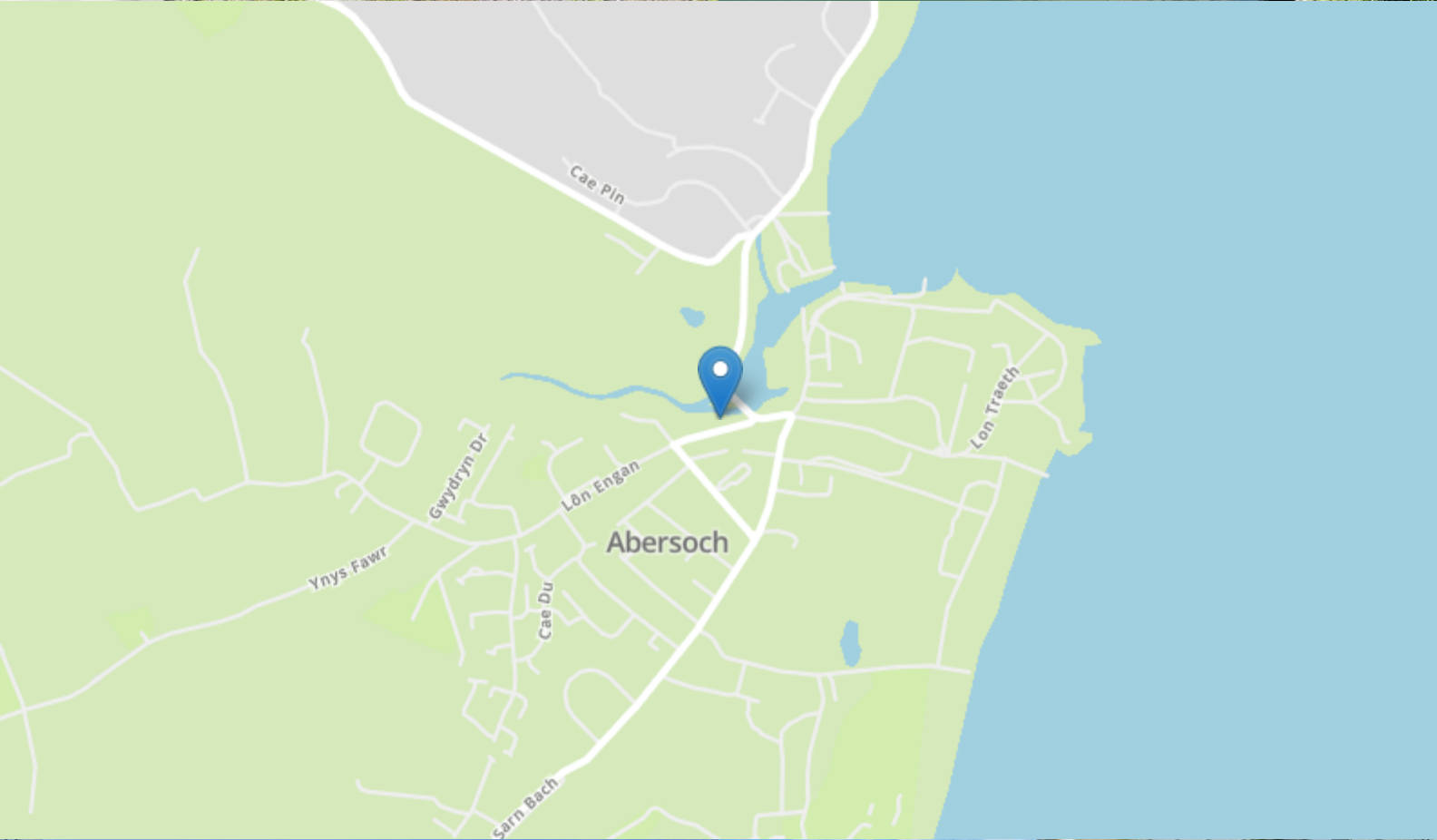
Services Mains water, drainage and electricity. Gas fired central heating and underfloor heating.

Location Information Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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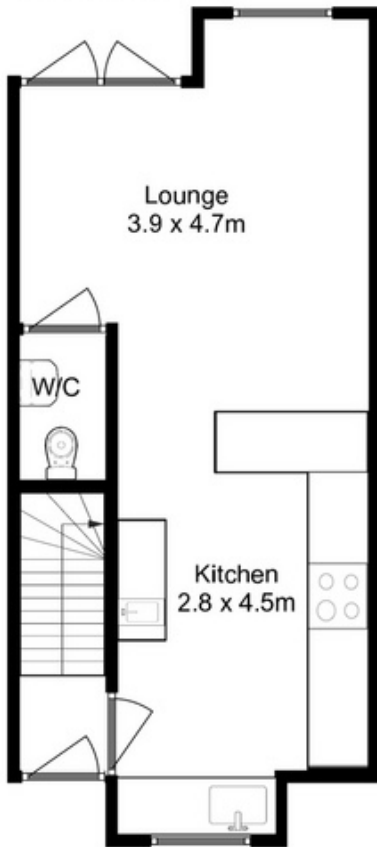




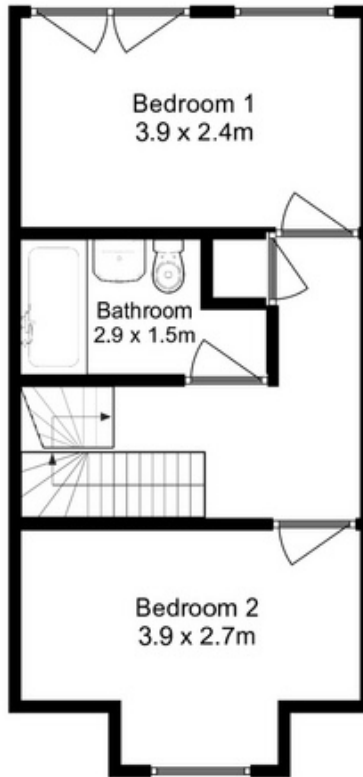
FLOORPLAN & EPC



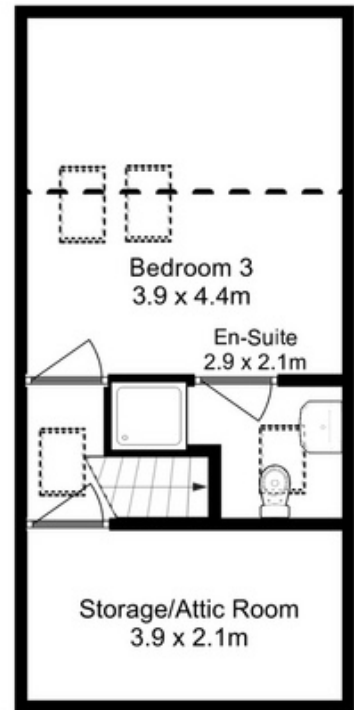
Ground Floor



First Floor



Second Floor



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		91
(81-91)	B		
(69-80)	C	78	
(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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