



Bwthyn Y Ffrwd, Bwlchto cyn, Pwllheli, Gwynedd. LL53 7BP

- SUCCESSFUL HOLIDAY LET
- CLOSE PROXIMITY TO THE BEACH
- LOG BURNER
- LARGE PLOT WITH GENEROUS GARDEN AND DRIVEWAY
- OPEN PLAN KITCHEN/DINING AREA
- SOUTH FACING GARDEN AND PATIO

PROPERTY DESCRIPTION

An impressive residence which was built by the current vendors in 1999. The property mostly occupies the ground floor with four bedrooms, three bathrooms and there is the potential to utilise the first floor as a master suite with ensuite which is currently used as storage. The kitchen is open to the dining area which makes a fantastic entertaining space and there is a separate utility with W/C. Additionally there is a cosy living room on the back of the property featuring a log burner and double doors leading to the sun room and out to the garden.

The outside space on this property is a real feature. To the rear is a large, attractive garden with patio area and a variety of shrubs and plants. There is a private decking area to the side where the current vendors have added a hot tub which is included in the sale. To the front is a block paved driveway and a practical courtyard with outbuildings suitable for vehicle storage.

Bwthyn Y Ffrwd is situated in a beautiful area on the Llyn Peninsula, North Wales. The property is set in a semi-rural location, a 12 minute walk to Porth Ceiriad beach and Machroes Beach is a 15 minute walk which merges with Abersoch main beach, taking you into Abersoch village.

Abersoch is regarded as one of the most exclusive coastal areas in the UK and is renowned for its award winning golden beaches and coastline Golf Course. These waters are famous for year-round sports including, windsurfing, water skiing, jet skiing, kite surfing, paddle boarding, sailing and swimming.

Bwthyn Y Ffrwd is a delightful home with so much to offer and would make the ideal multi-generation property due to the extensive flexibility it offers. Early viewings are highly recommended.

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 – N/A

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

Location Information Pwllheli 8.1 miles . Porthmadog 21.3 miles . Bangor 37.5 miles . Chester 96.3 miles . Shrewsbury 96.7 miles . Manchester 133 miles.

Viewing 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. 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.





