



1 Glandulyn, Abersoch, Pwllheli, Gwynedd. LL53 7HP

- SEA VIEWS
- 5 MINUTE WALK TO THE BEACH
- DETACHED UTILITY
- SHARED OWNERSHIP OF THE FREEHOLD
- EXCELLENT CENTRAL LOCATION
- ALLOCATED OFF ROAD PARKING

PROPERTY DESCRIPTION

Glandulyn 1 is a two bedroom second floor apartment located in the centre of Abersoch village, Llyn Peninsula, North Wales. The apartment boasts stunning views over Abersoch inner harbour, towards The Warren beach, Llanbedrog headland and beyond.

The shops and restaurants in Abersoch are only a few steps away and Abersoch main beach is a 5 minute walk.

The apartment features open plan living, vaulted ceilings, private parking and a detached utility room with running water and electricity. There is a balcony area on the back of the lounge which is perfect for al fresco dining with a view over the harbour. Full picture windows in the dining area and lounge provide plenty of natural light.

There are two bedrooms on the back of the property, bedroom one has an integrated wardrobe, bedside tables and fixed units above the bed. Bedroom two is generous and is currently furnished with two full size single beds. A main bathroom services the apartment which offers a P shaped bathtub with electric shower above, pedestal wash basin with mirror above, W/C and a window looking out to the side of the property.

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 Caernarfonshire 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.

Viewings are highly recommended through Elvins Estate Agents.

Tenure We believe the property to be Leasehold and each flat jointly owns the Freehold. There is Ltd company (Glan Dulyn Limited) of which all lease holders are Co Directors. Potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band - F

Services Mains water, drainage and electricity. Electric heaters.

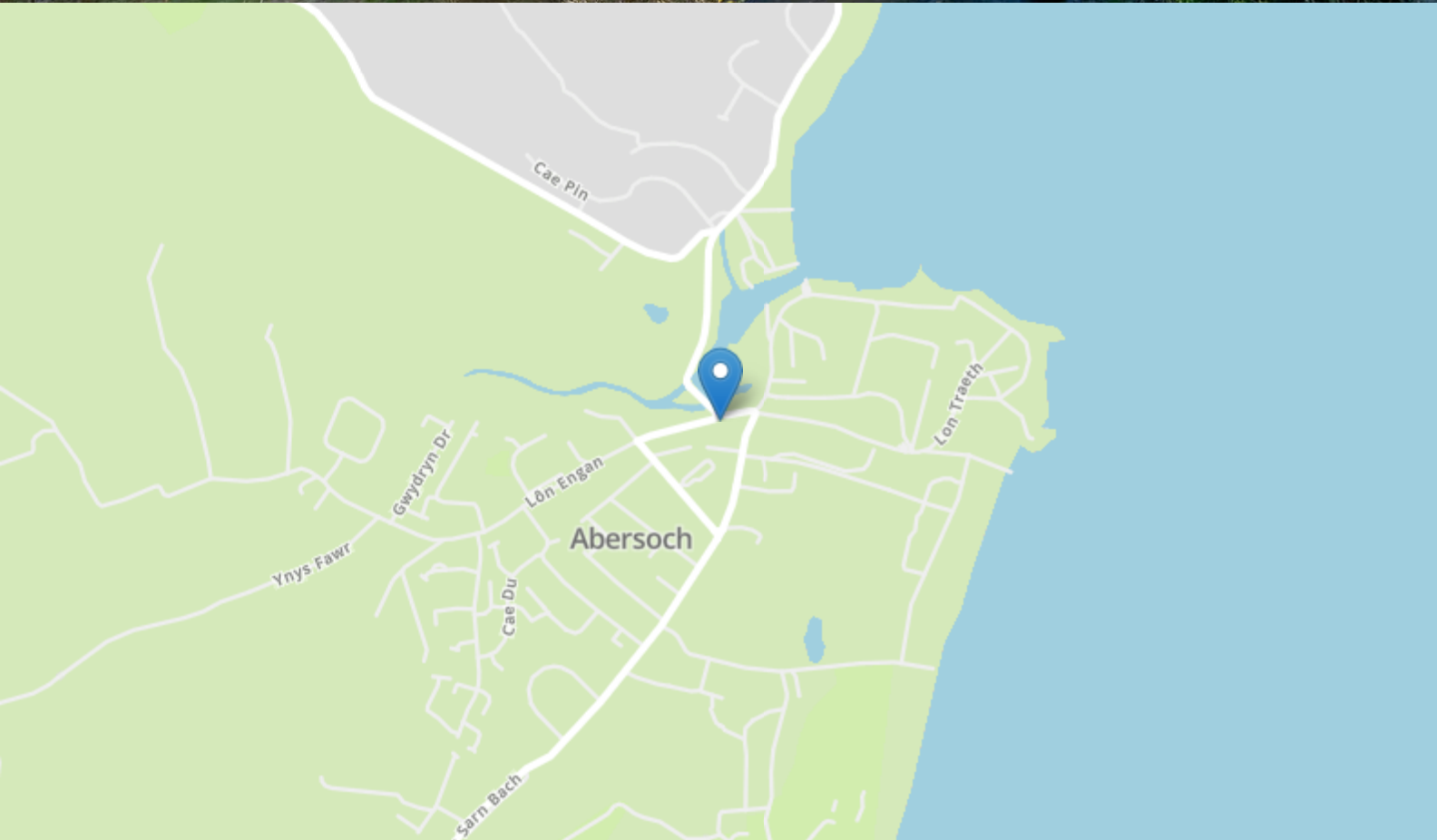
Location Information Pwllheli 7.1 miles . Porthmadog 20.3 miles . Bangor 36.5 miles . Chester 95.3 miles . Shrewsbury 95.7 miles . Manchester 132 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

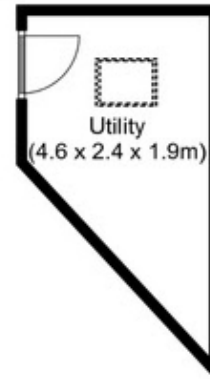
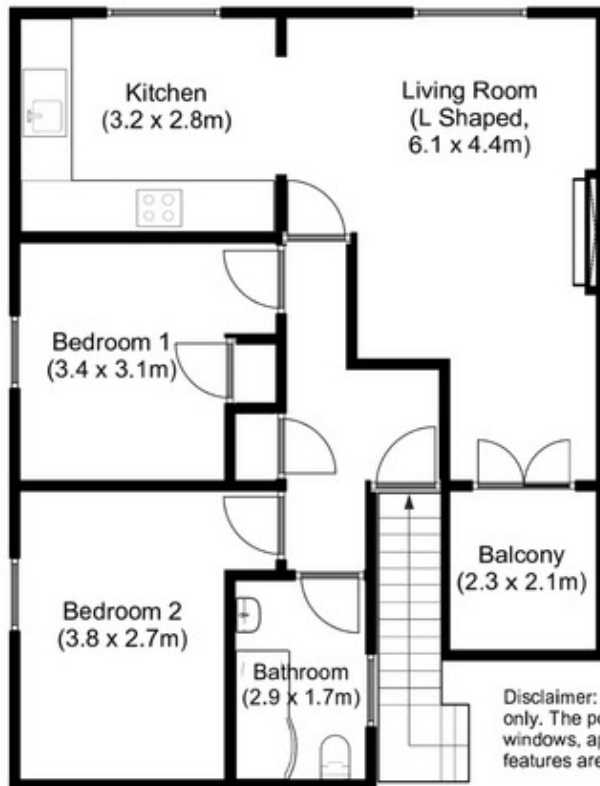
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FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC