



# Gee Jays, White House Drive, Abersoch, Pwllheli, Gwynedd . LL53 7AF

- MODERN, RENOVATED DETACHED BUNGALOW
- DETACHED DOUBLE GARAGE
- SHORT WALK TO THE HARBOUR BEACH AND VILLAGE
- OPTION TO ACQUIRE A BEACH HUT ON ABERSOCH MAIN BEACH

## PROPERTY DESCRIPTION

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Geejays, located on the prestigious White House Drive is a surprisingly spacious 4 bedroom, 3 bathroom property just a few minutes walk from iconic Abersoch beaches. Benefitting from a private and hidden cul-de-sac away from the busy village attractions, but remaining only a short walk from the village centre.

EXCLUSIVE OPTION TO PURCHASE A BEACH HUT ON ABERSOCH MAIN BEACH By separate negotiation.

The property has seen extensive renovations in recent years, modernising the property throughout to an excellent standard. The property has been opened up to provide a seamless open plan living space with a light and airy atmosphere, yet cosy with the modern log burner. The bungalow now boasts 2 generous bedrooms upstairs with an en-suite shower room.

Externally, the property benefits from a generous lawned front garden and patio area, private off street parking for multiple vehicles and a large double garage to the rear of the property. The garage currently serves as a large outdoor storage area and houses the utility, oil fired boiler and water tank.

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 Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band - G

Services Mains water, drainage and electricity.

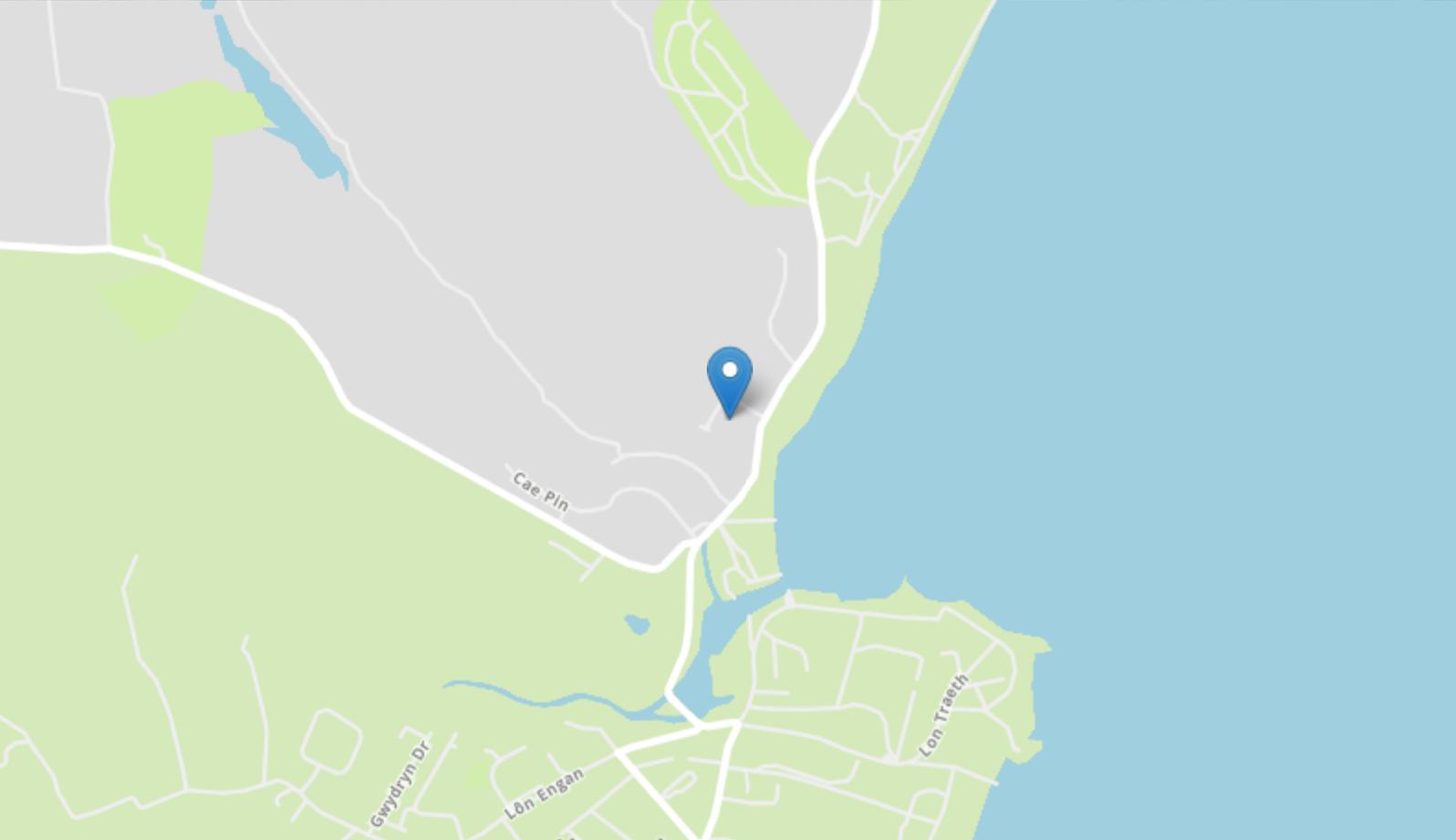
Location Information Pwllheli 7.1 miles . Porthmadog 20.3 miles . Bangor 36.5 miles . Chester 95.3 miles . Shrewsbury 95.7 miles . Manchester 132 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

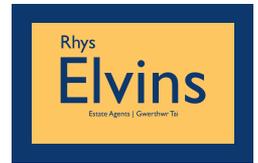
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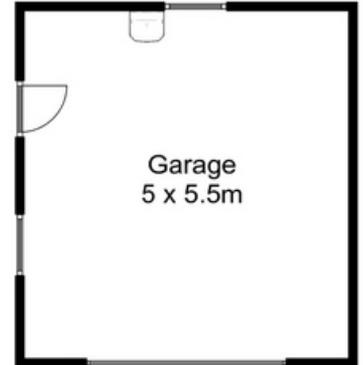
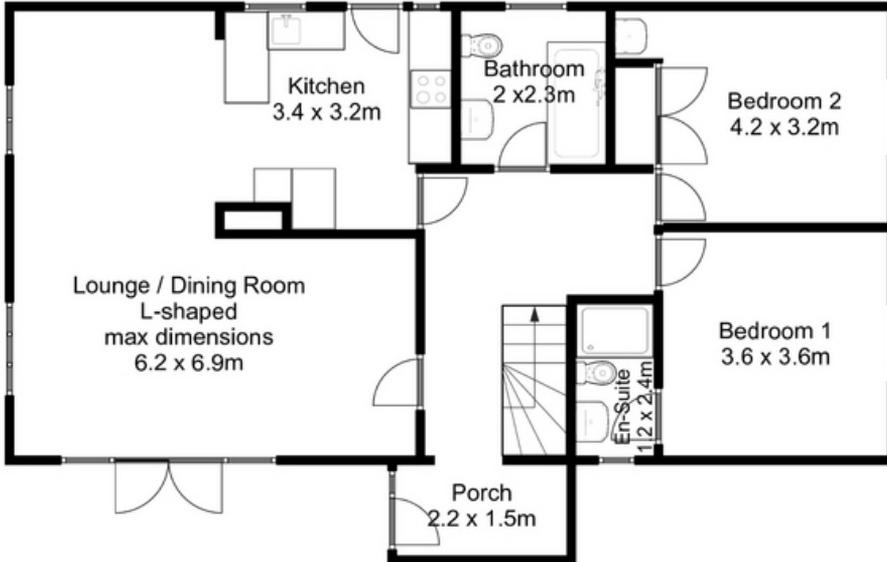




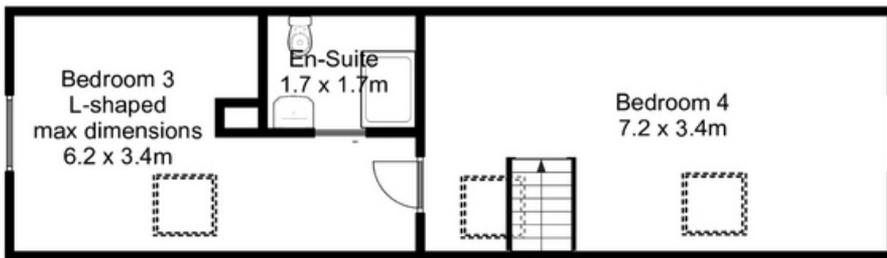
# FLOORPLAN & EPC



## Ground Floor



## First 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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