



9 Penrhydlynog, Pwllheli, Gwynedd. LL53 5NL

- CENTRAL LOCATION
- CLOSE TO LOCAL AMENITIES
- FREEHOLD
- OUTBUILDING
- PRIVATE GARDEN
- SHORT WALK TO THE BEACH
- CHARACTER FEATURES

PROPERTY DESCRIPTION

This charming 2-bedroom cottage, 9 Penrhydlynog, is nestled in the heart of the popular market town of Pwllheli, Gwynedd. Just steps from your door, you'll find a vibrant array of shops, restaurants, and amenities.

Inside, this mid-terraced gem boasts two cozy double bedrooms, a spacious lounge, and a separate kitchen. Original features like exposed wooden beams and hardwood floors in the lounge add a touch of character. The family bathroom includes a bath with shower, toilet, and washbasin. Outside, you'll discover a private courtyard with an outbuilding, perfect for storing bikes and beach gear. And the best part? The sea is just a short stroll away!

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.

Stamp Duty

Residential - £0

Second Home - £6,375

*Figures provided using Welsh Government LTT calculator

Council Tax Band - B

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

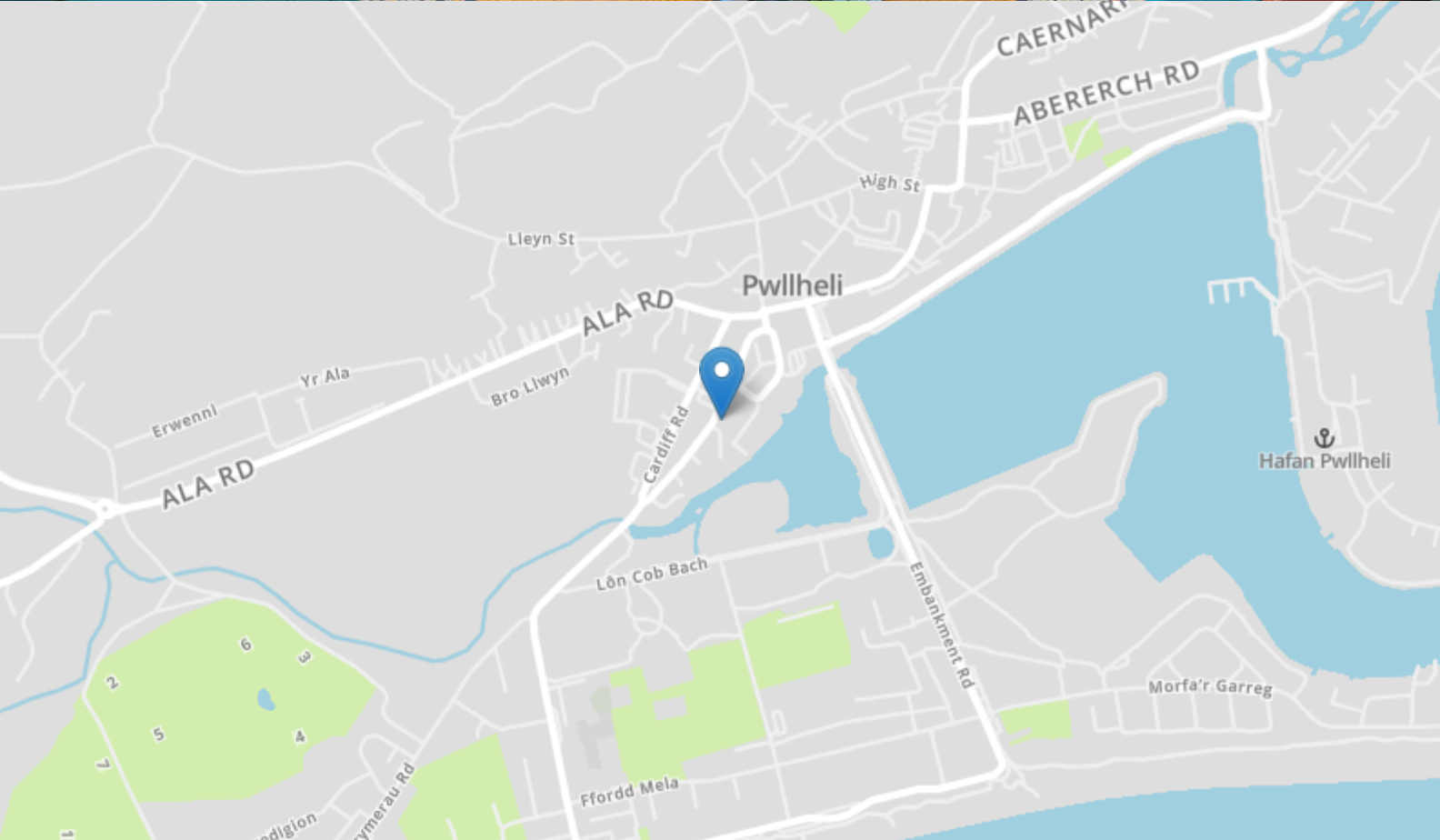
Location Information - Abersoch 6.4 miles . Porthmadog 13.9 miles . Bangor 30.3 miles . Chester 90 miles . Shrewsbury 87.7 miles . Manchester 125 miles.

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.

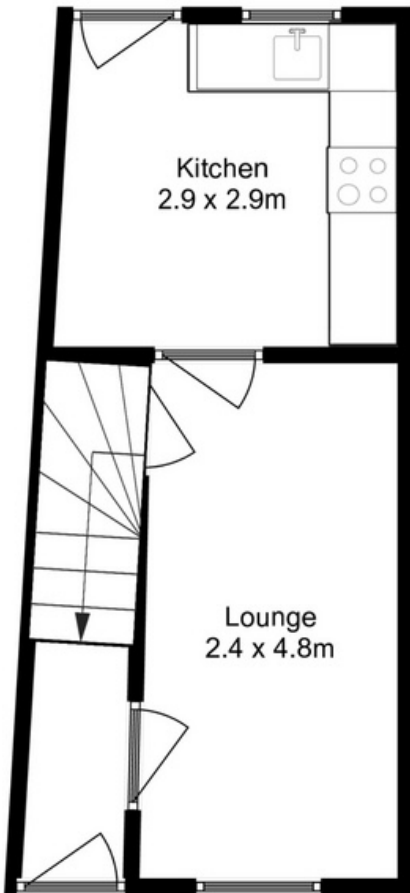




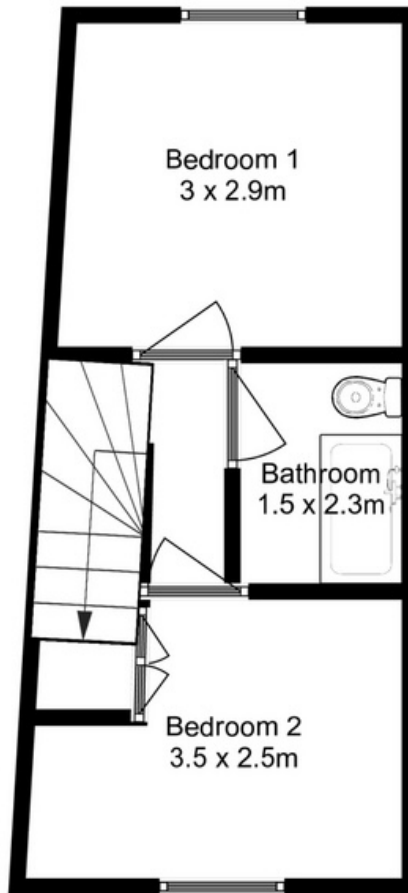
FLOORPLAN & EPC



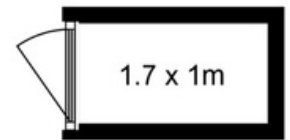
Ground Floor



First Floor



Outbuilding



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		90
(81-91) B		
(69-80) C	72	
(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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