



Caer Graig, Lon Hawen, Abersoch, Pwllheli, Gwynedd . LL53 7EW

- 5 MINUTE WALK TO THE BEACH
- EXCELLENT LOCATION
- DETACHED GARAGE WITH WATER
- GENEROUS GARDEN

PROPERTY DESCRIPTION

Located on the highly sought after Lon Hawen road in the heart of Abersoch village, Cae'r Graig is a pleasant detached bungalow which holds plenty of potential. This 3 bedroom 1 bathroom property offers comfortable family accommodation just a short walk to Abersoch village and beaches.

The open plan lounge and dining area benefit from a patio door and large windows out to an elevated private patio, flooding the room with light. The lounge is generous and benefits from dual aspect windows and an open fireplace. There is a separate kitchen off the entrance hall which currently has an internal wall with a service hatch into the dining room which could be removed subject to necessary structural advice to provide a more modern open plan layout. The family bathroom is also located off the entrance hall, and briefly comprises of a w/c, wash basin and bath with shower over bath. There are also 3 good size double bedrooms, with the master bedroom located to the rear of the property.

Externally there is a private driveway with access to a garage at the rear of the property, the garage benefits from electricity, water and there is a W/C. The property features a front garden and a private rear garden with lawn and patio area.

The coastal village of Abersoch is a highly sought after location and is renowned for its association to sailing and boating and is home to the South Caernarfonshire Yacht Club. Local amenities include local Lloyds 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.

Stamp Duty

Residential – £16,125

Second Home – £34,575

*Figures provided using Welsh Government LTT calculator

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 – F

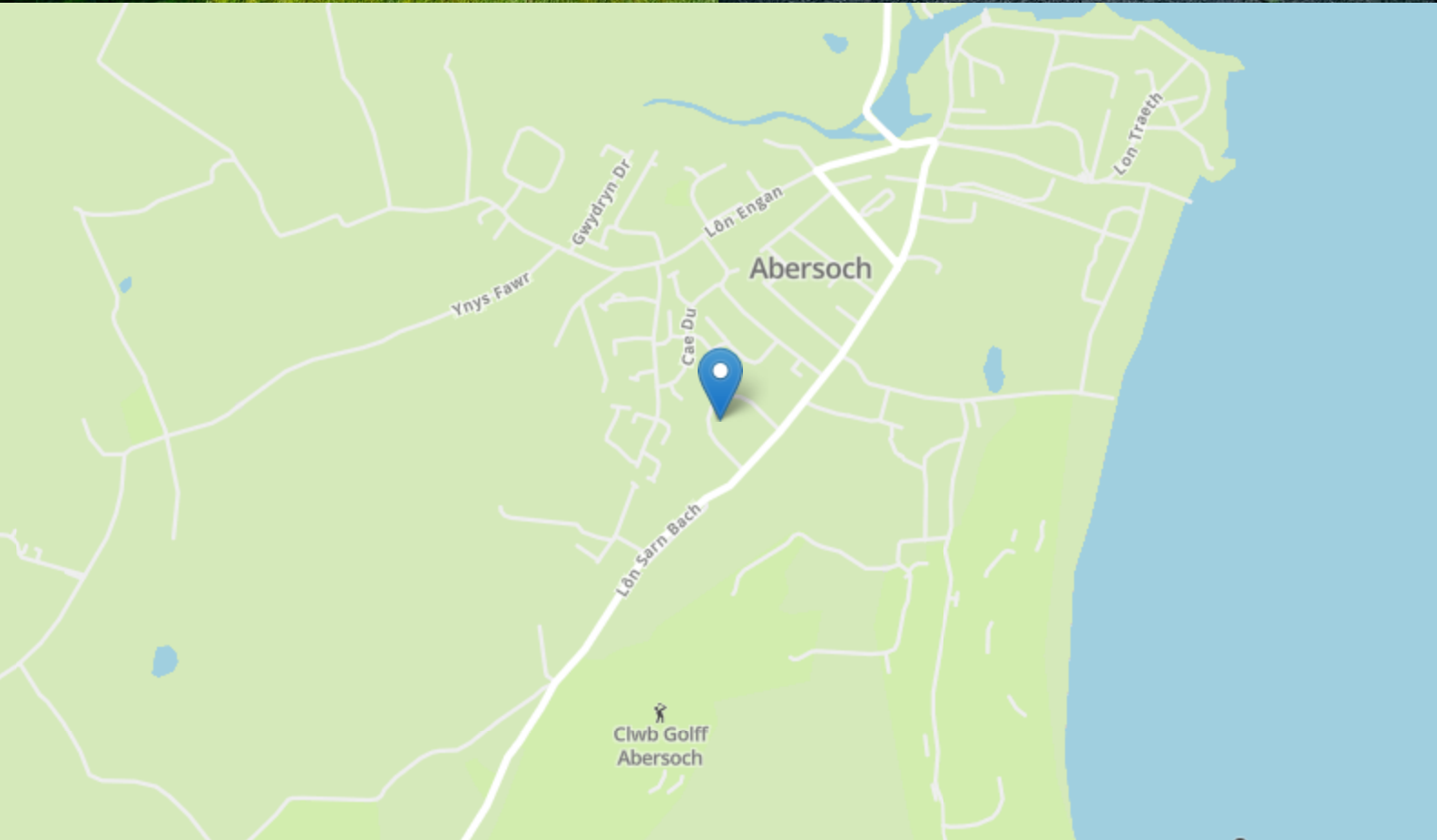
Services Mains water, drainage and electricity. Electric Storage heaters.

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

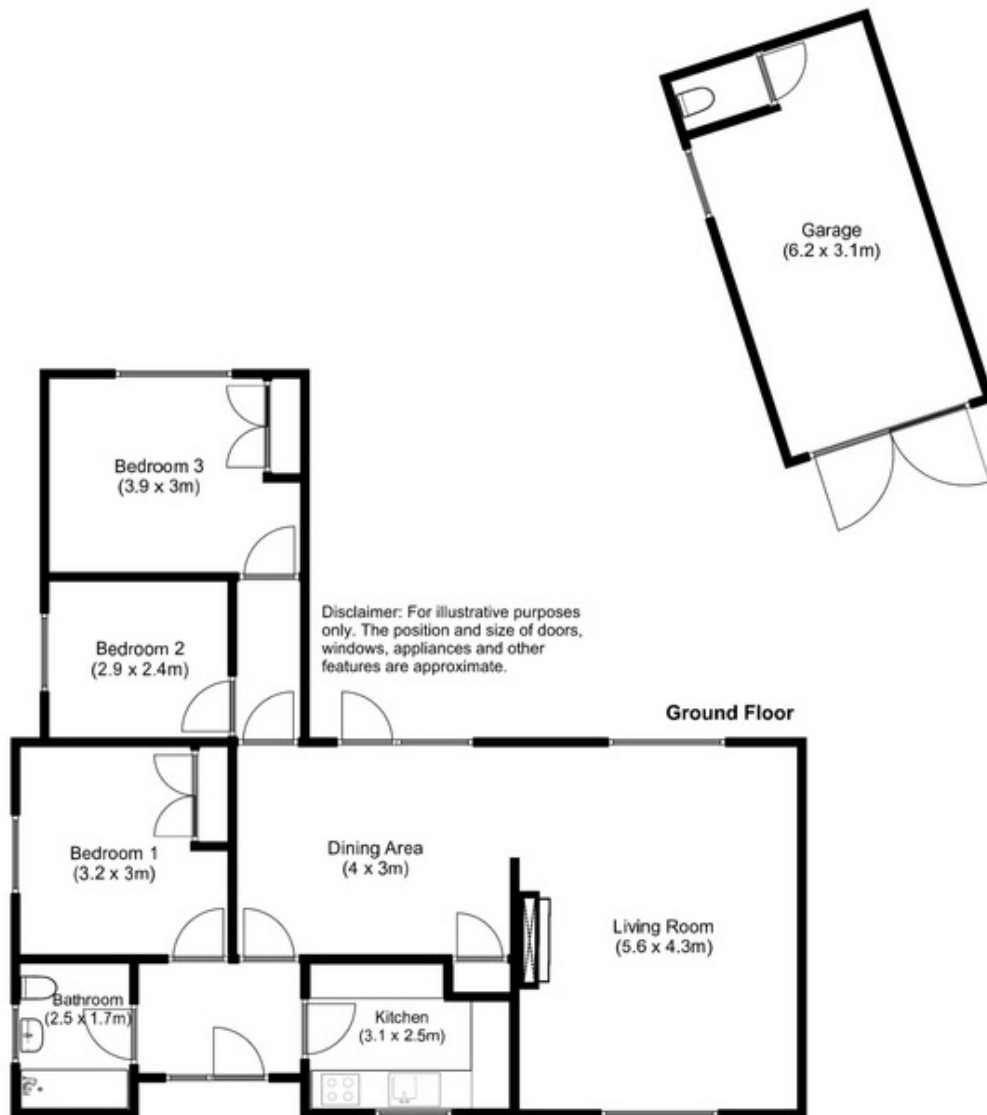
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FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC