



Gwelfor, Llanbedrog, Pwllheli, Gwynedd. LL53 7NU

- ALLOCATED OFF ROAD PARKING AT THE REAR
- CHARACTER COTTAGE, SYMPATHETICALLY MODERNISED
- 15 MINUTE WALK TO THE BEACH
- SHORT WALK TO THE PUB AND SHOPS

PROPERTY DESCRIPTION

Gwelfor, Llanbedrog is a beautifully renovated character cottage with 3 bedrooms, allocated parking at the back of the property for multiple vehicles and a modern kitchen extension which creates a comfortable living space for the property size. The current owners have tastefully renovated the property, adding a new kitchen with integrated appliances and composite worktops, new fixtures such as a boiler, plantation shutters and expanded the allocated parking area at the back of the property.

Externally, the property is very pretty and offers great curb appeal. There is double glazing throughout and a composite front door. At the back of the property, the allocated parking area merges with the lawned garden and patio which is ideal for al fresco dining and benefits from the evening sun. There is a hard standing at the back of the property which is within the boundary and could be utilised to build a garage or shed, subject to planning and building regulations approval.

This cosy cottage boasts charm and character. There is a snug living room with two doors and a window looking out to the front of the property. A dining room runs parallel to the living room and leads out to the kitchen on the back which is a great, social space. The first floor comprises of three bedrooms and a modern bathroom. The third bedroom is currently being used as an office/walk in wardrobe.

Llanbedrog lies just 3 miles from the ever popular Abersoch and just 4 miles from the seaside town of Pwllheli. The seaside village has excellent amenities, and is serviced by a local SPAR supermarket, pharmacy, garage, a local renowned art gallery and several pubs and restaurants. The local village also has a primary school and lies between several bus routes. The popular Llanbedrog beach is a picturesque bay and grants access to the coastal paths over Mynydd Tir Y Cwmwd (Llanbedrog headland) and towards Pwllheli.

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 - C

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

Location Information Pwllheli 4.2 miles . Porthmadog 17.4 miles . Bangor 33.1 miles . Chester 94.8 miles . Shrewsbury 91.9 miles . Manchester 129 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.

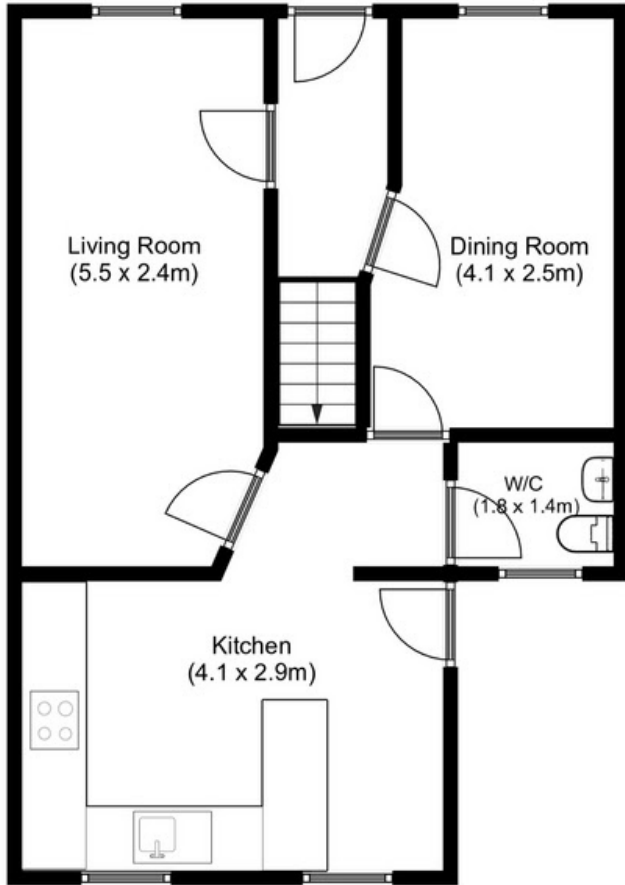
MISREPRESENTATION DISCLAIMER: Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use the 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.



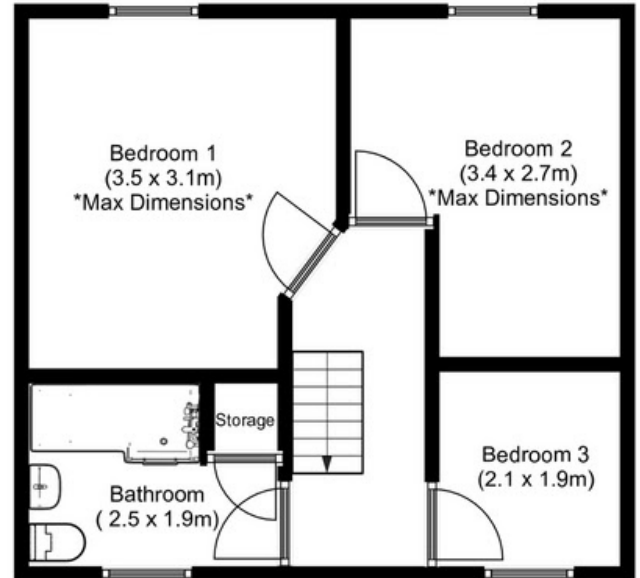


FLOORPLAN & EPC

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+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |