



142 Cae du Estate, Abersoch, Pwllheli, Gwynedd . LL53 7DE

- 10 MINUTE WALK TO THE BEACH
- COMMUNAL PARKING
- SOLAR PANELS
- PRIVATE GARDEN
- EXCELLENT LOCATION

PROPERTY DESCRIPTION

142 Cae Du is a 3 bedroom, 1 bathroom, mid-terrace property on Cae Du in Abersoch. The property is in a favourable position which benefits from being a short walk to the shops, cafes and restaurants in Abersoch and 10 minutes walk to Abersoch main beach and Golf course.

The ground floor provides a great sense of space with an open plan living room that merges into the kitchen. The rear garden is accessible from the kitchen and is a sheltered space, ideal for alfresco dining, a real sun trap with patio and lawn. On the first floor there are three bedrooms and one bathroom. Two bedrooms feature built in wardrobes.

A communal parking area on the front of the property provides ample space for multiple vehicles.

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 – £3,000

Second Home – £17,450

*Figures provided using Welsh Government LTT calculator

Council Tax Band – E

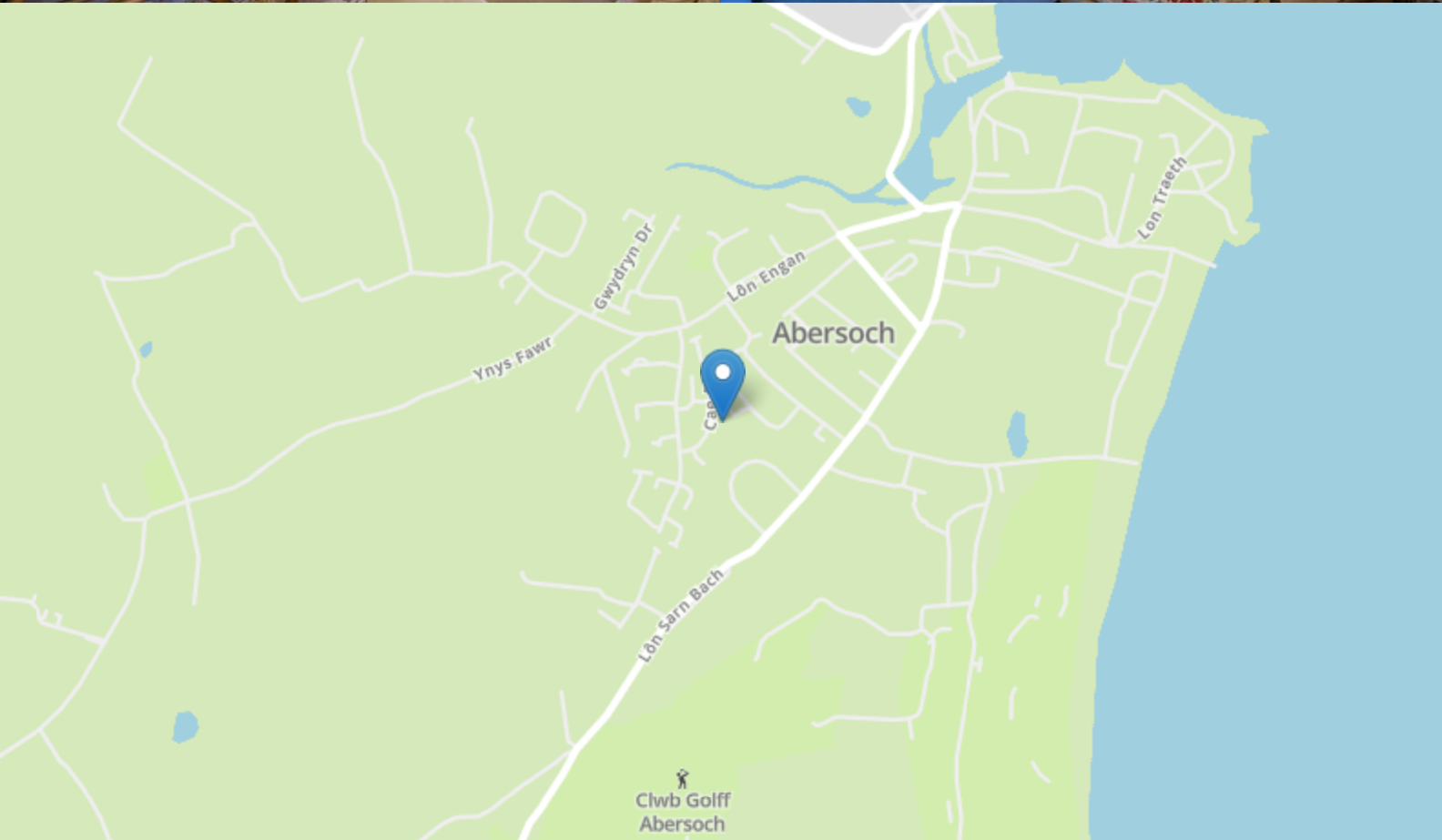
Services Mains water, drainage and electricity. Electric heating. Solar panels.

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

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.

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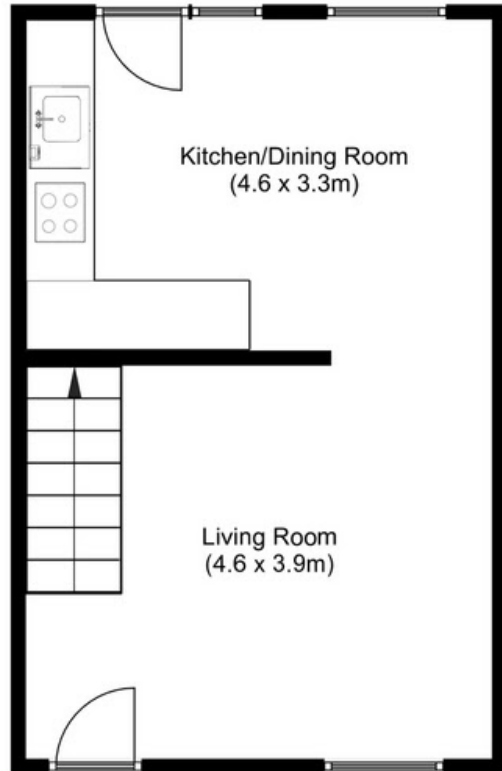




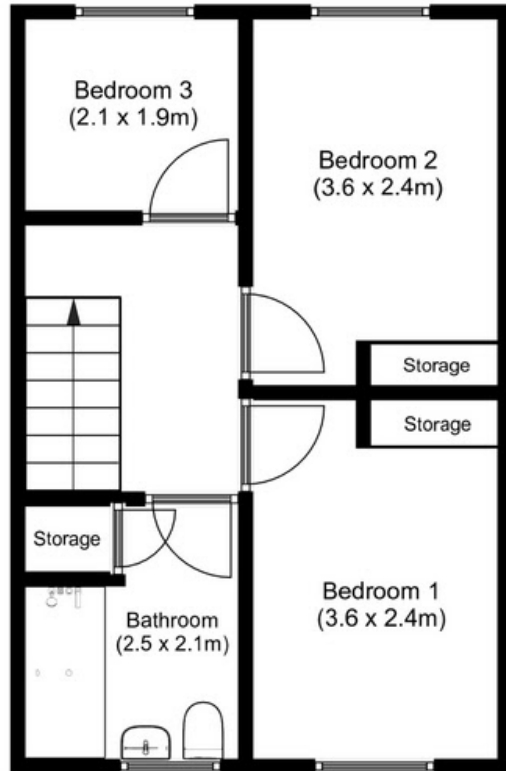
FLOORPLAN & EPC



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+) A		100
(81-91) B		
(69-80) C	71	
(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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