



Rhys
Elvins

Tyddyn Talgoch Isaf, Bwlchtocyn, Pwllheli, Gwynedd. LL53 7BT

- SEA VIEWS
- PRIVATE GARDEN
- CLOSE PROXIMITY TO THE BEACH
- FREEHOLD
- HOT TUB
- OUTBUILDING
- OFF ROAD PARKING
- MIXED USE PROPERTY

PROPERTY DESCRIPTION

Tyddyn Talgoch Isaf is an excellent example of a stunning welsh farmhouse. Privately positioned and tucked away in the highly sought after coastal village of Bwlchtocyn, Gwynedd, this property benefits from far reaching sea and countryside views of Abersoch bay and the Llyn Peninsula.

Internally, this property offers generous family accommodation across 4 double bedrooms. There are 2 family bathrooms and a separate w/c. The open plan kitchen diner is a comfortable space to entertain the family and provides access to the private front garden. The property benefits from 2 reception rooms; a separate living room on the ground floor and a lounge on the first floor.

Externally, the property offers generous and private off road parking for multiple vehicles, as well as a generous landscaped garden to the front of the property, with a private hot tub area to the side of the property. There is also an outbuilding that is currently utilised as a games and entertainment room, and a single garage.

Tyddyn Talgoch Isaf in Bwlchtocyn has plenty to offer and ticks many boxes on the wish list. The property is well positioned and only 1.7 miles from Abersoch village on foot via the beach or Abersoch golf course. By car, the route is 2.4 miles.

*This property is currently used as a mix used property, qualifying for small business rates as a successful holiday let, achieving a minimum of 186 days let per year, whilst also used through quieter months by the current owners.

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 – N/A*

*This property currently qualifies for small business rates as a full time holiday let

Services

Mains water, drainage and electricity. Oil fired central heating.

Location Information

Pwllheli 8.1 miles . Porthmadog 21.3 miles . Bangor 37.5 miles . Chester 96.3 miles . Shrewsbury 96.7 miles . Manchester 133 miles.

Viewing

Viewing is strictly by appointment only with Elvins Estate Agents

Marketing Appraisal

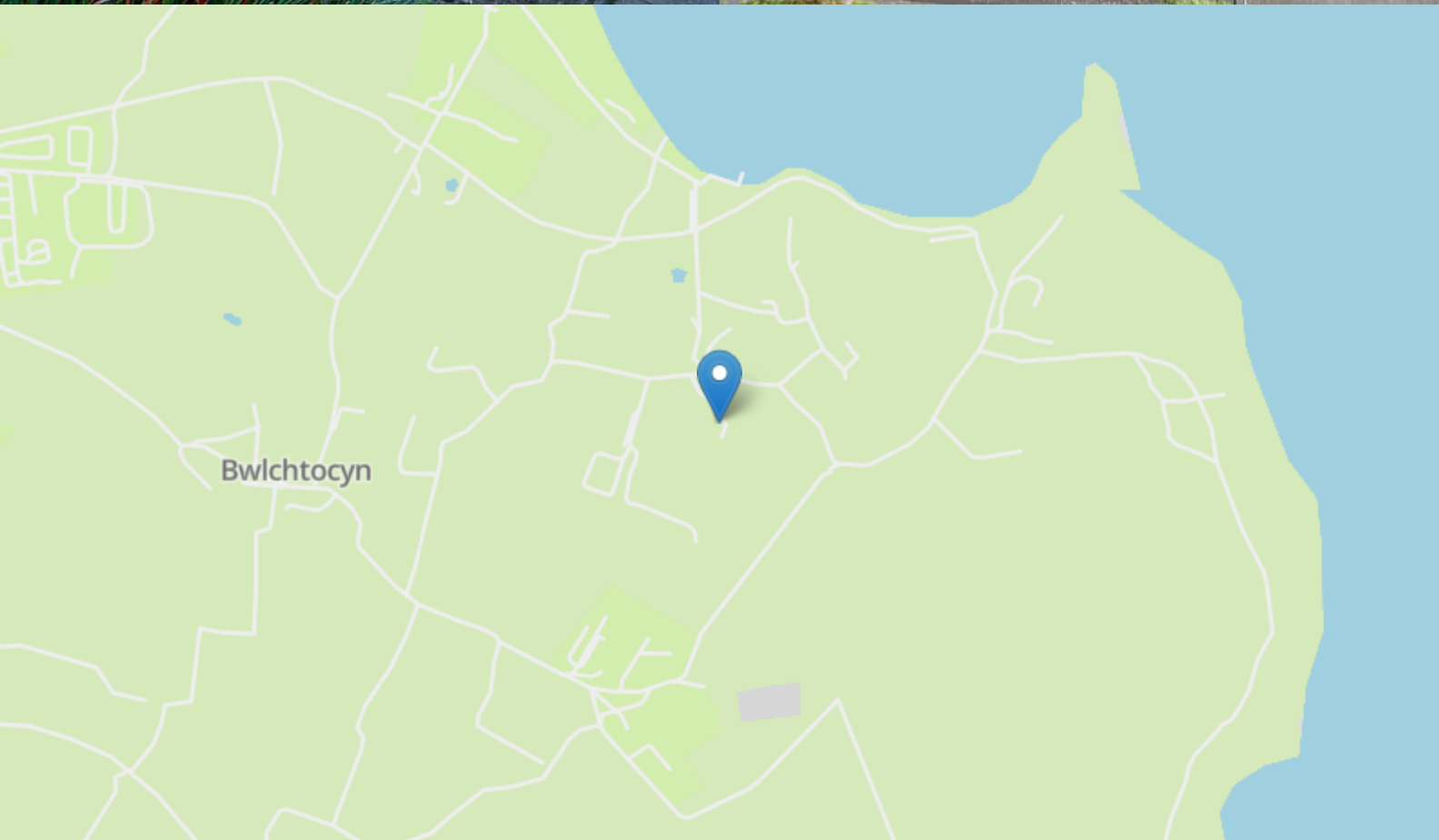
Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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.

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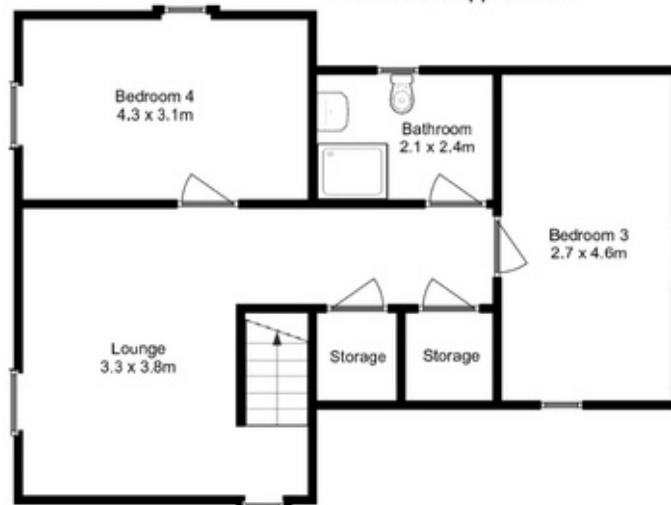
FLOORPLAN & EPC

Ground Floor



Disclaimer: For illustrative purposes only. The position and size of doors, windows, appliances and other features are approximate.

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	