



8 Afon Y Felin, Abersoch, Pwllheli, Gwynedd. LL53 7AB

- PRIVATE BALCONY
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- CENTRAL HEATING
- CENTRAL LOCATION
- CLOSE TO THE BEACH

PROPERTY DESCRIPTION

8 Afon Y Felin is a stylish coastal mid-terrace property featuring 4 bedrooms and 2 bathrooms over 3 floors. Bedroom 1 offers a private balcony on the front of the property which is perfect for morning coffee. The light and spacious downstairs boasts an open plan living and kitchen area and a conservatory which leads to a private decking.

Afon Y Felin was built new in 2004 and offers a fantastic location, located behind Abersoch Land and Sea, only a short walk to the beach and high street, good outside space and a generous living space. There is a private patio area on the back of the property which neighbours a running stream.

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 - G

Services

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

Location Information

Pwllheli 6.4 miles . Porthmadog 19.6 miles . Bangor 36.1 miles . Chester 97.1 miles . Shrewsbury 94.1 miles . Manchester 132 miles.

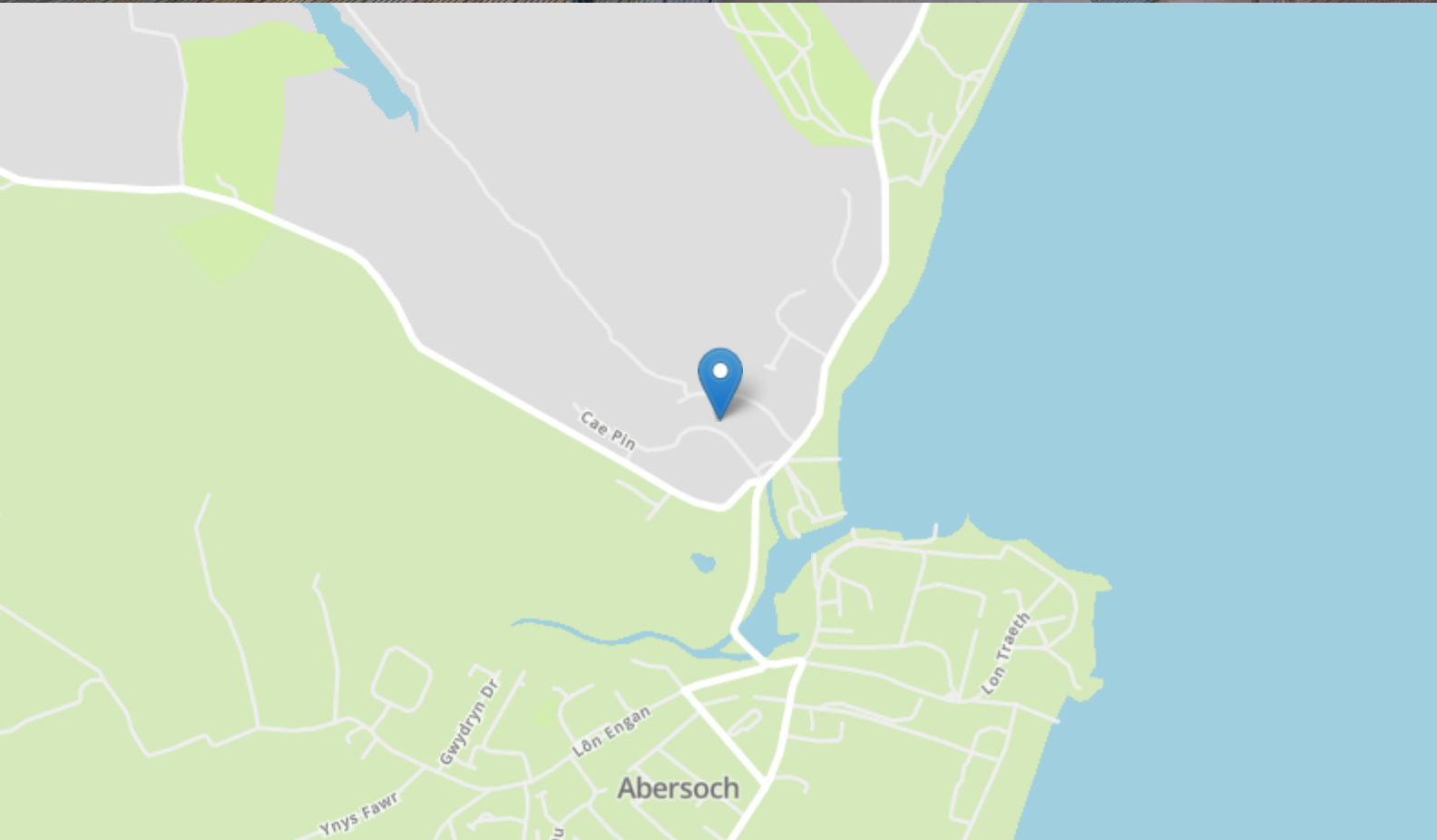
Viewing is strictly by appointment only with Elvins Estate Agents

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.

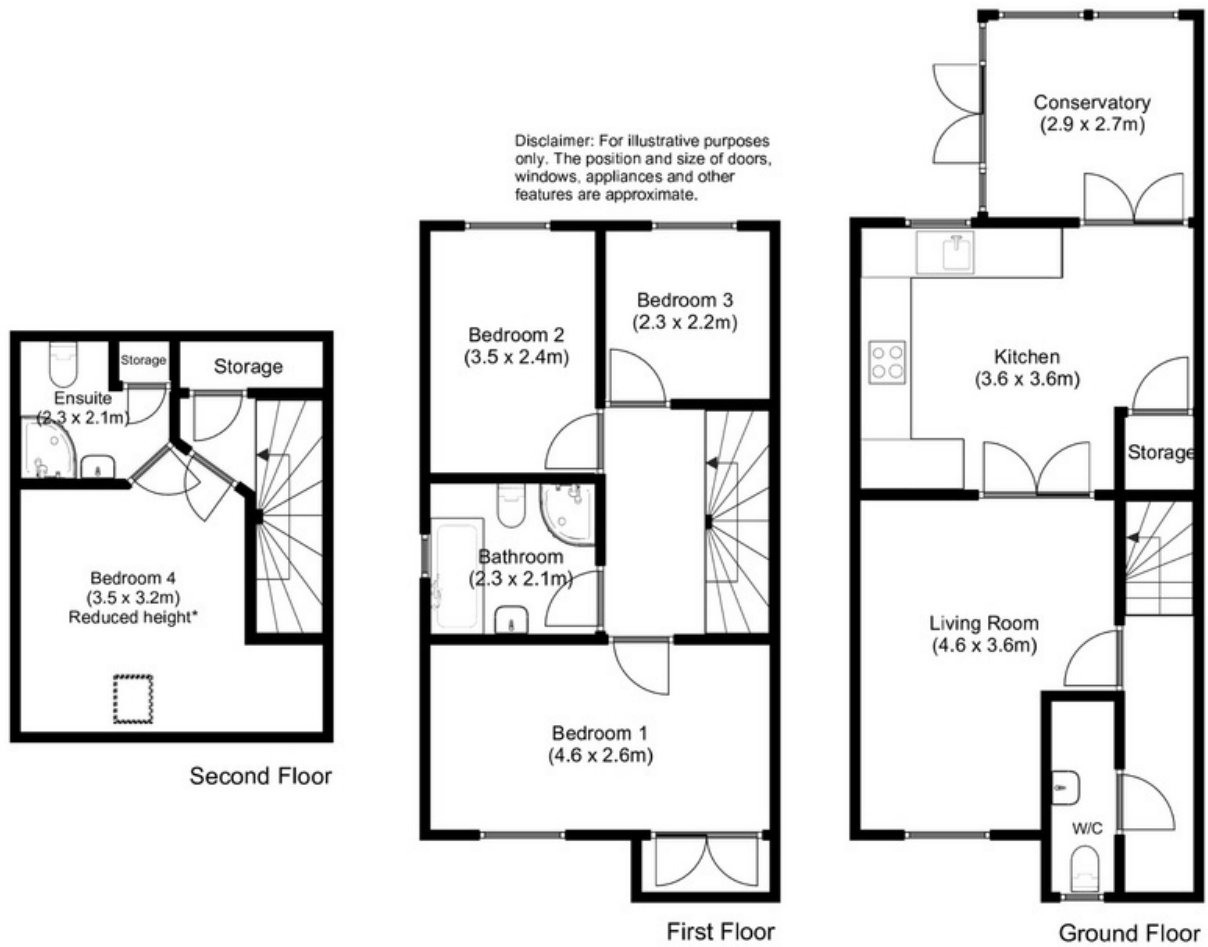
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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