

# 6 Pen Y Bont, Abersoch, Pwllheli, Gwynedd. LL53 7HQ

- 5 MINUTE WALK TO THE BEACH
- ALLOCATED PARKING
- EXCELLENT CENTRAL LOCATION
- COUNTRYSIDE OUTLOOK
- PARTIAL SEA VIEWS
- NEW BUILD IN 2018



## PROPERTY DESCRIPTION

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6 Pen Y Bont, Abersoch is the perfect lock up and leave bolt hole by the sea. The property was built new in 2018 and benefits from an enviable central location, allocated underground parking and a large decking area to the front.

Location, Location, Location! 6 Pen Y Bont is a stones throw from Abersoch's convenient stores, shops and restaurants. All amenities are on the doorstep at this fabulous property and Abersoch Harbour beach is only a 5 minute walk.

A super energy efficient property with underfloor heating on the ground floor, 6 Pen Y Bont is a cosy place to be all year round. The main living area is open plan with french doors leading to the decking which offers river and inner harbour views. The galley style kitchen is equipped with integrated appliances and there is a downstairs cloakroom.

The first floor compromises of two bedrooms, the master bedroom on the front features sea views. A main bathroom services both rooms and there is a storage cupboard in the hallway.

In addition to the extensive list of spectacular features, the property includes the balance of a 10 year New Home Warranty from Premier Guarantee (From 2018).

Stamp Duty

Residential – £9,000

Second Home – £23,700

\*Figures provided using Welsh Government LTT calculator

Tenure We believe the property to be Leasehold, with all owners owning a share of the property management company (Pen Y Bont (Rheolaeth) Ltd), which owns the Freehold. But potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

The development is professionally operated by a local Facilities Management company in conjunction with the Board of Directors on behalf of the leaseholders. The management company boasts healthy reserves and benefits from an ongoing maintenance program.

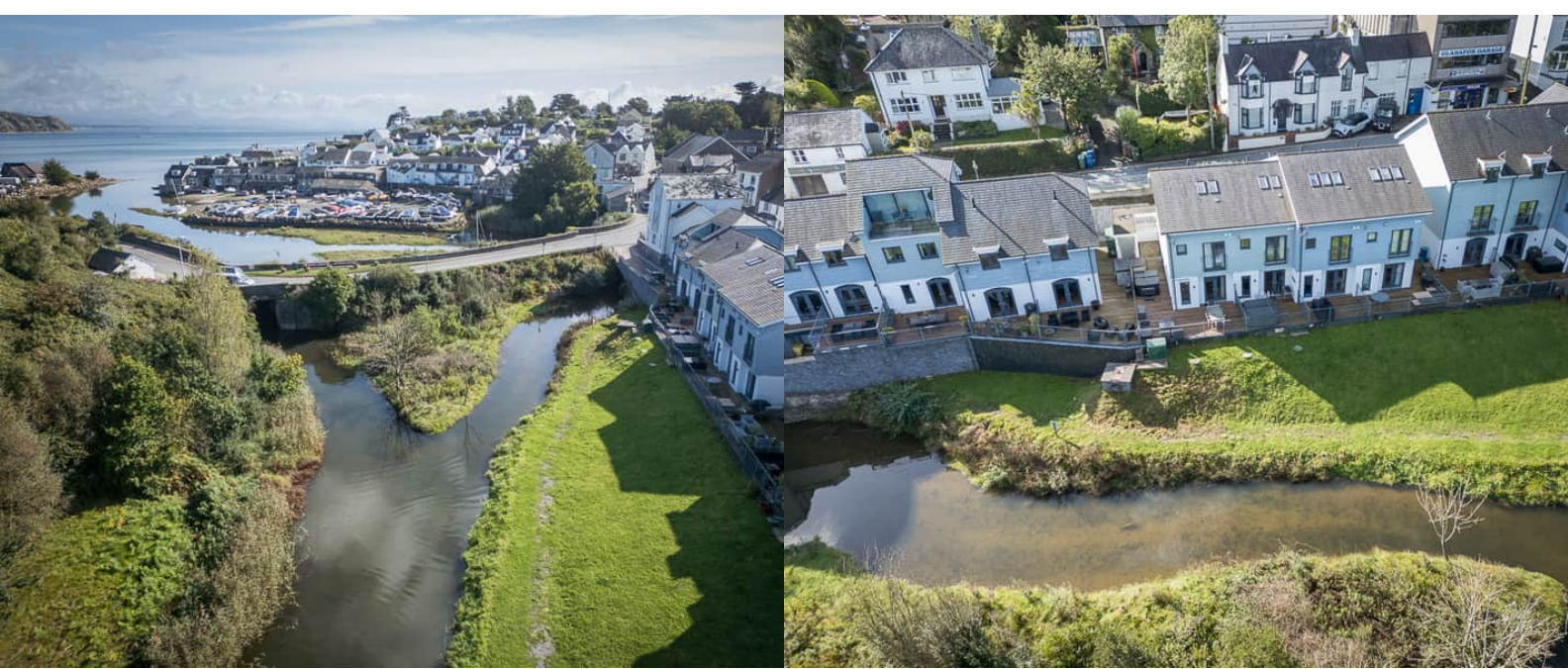
Council Tax Band – E

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

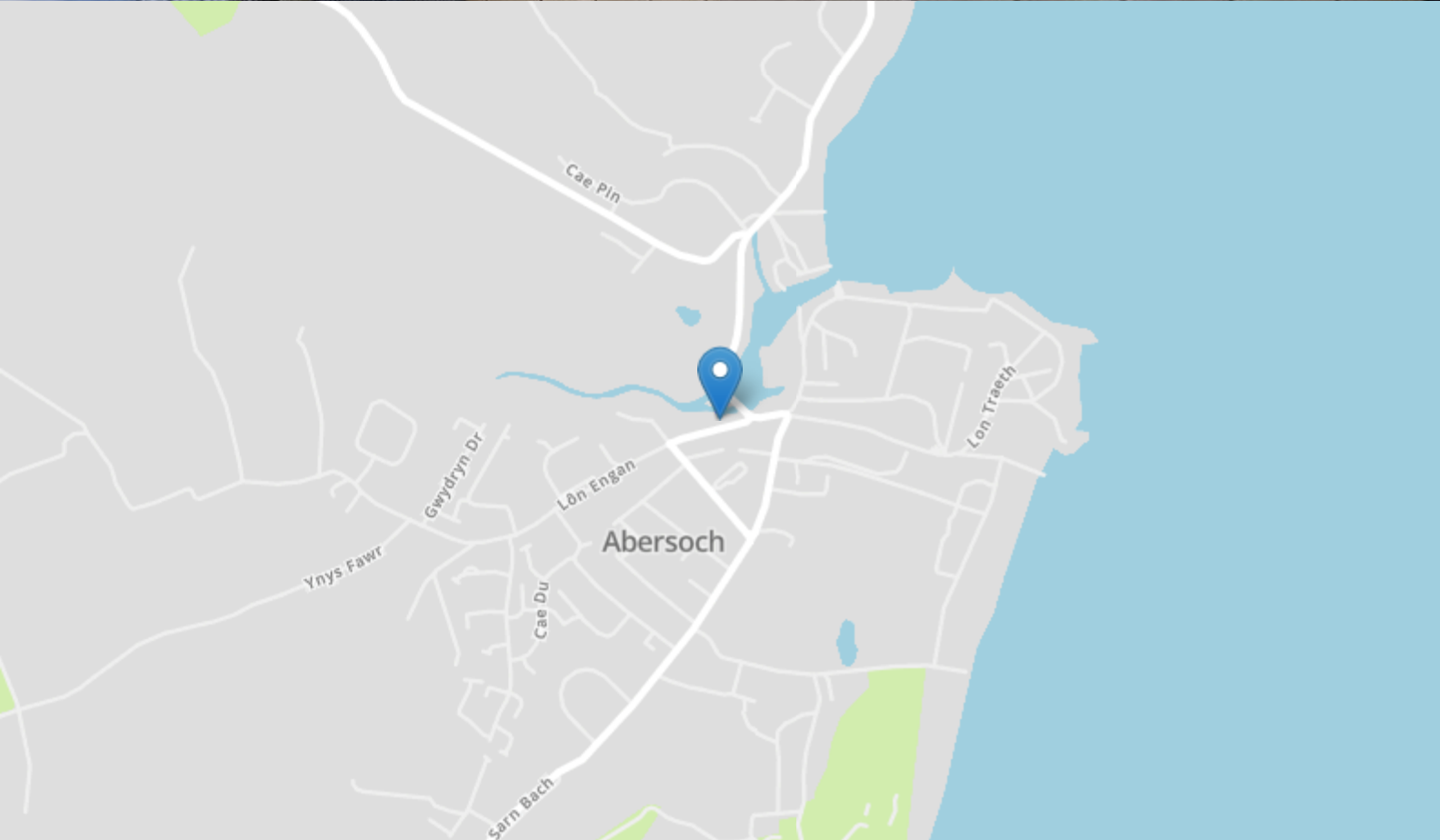
Location Information Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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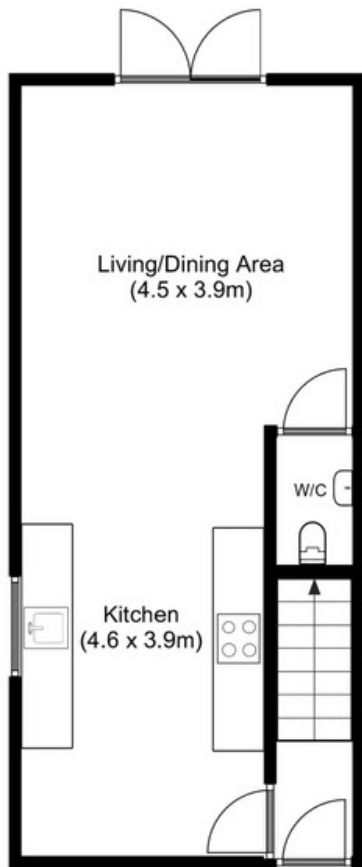




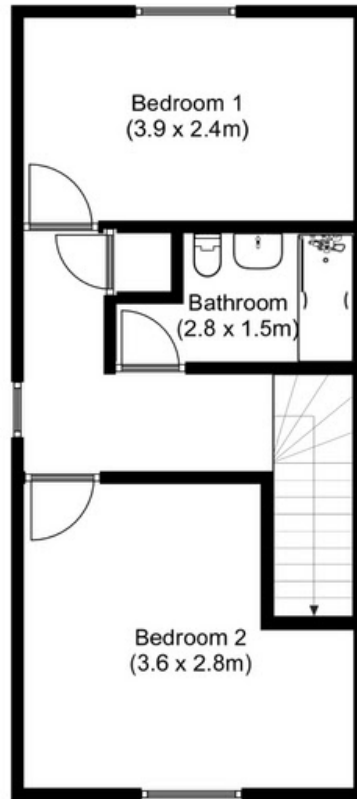


# FLOORPLAN & EPC

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



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 