



Isallt, Llanbedrog, Pwllheli, Gwynedd. LL53 7PB

- EXCELLENT LOCATION
- OUTBUILDING
- FREEHOLD
- CHARACTER COTTAGE
- SHORT WALK TO THE BEACH
- SHORT WALK TO THE VILLAGE CENTER

PROPERTY DESCRIPTION

Isallt is a traditional 2 bedroom Welsh stone cottage, located in the village of Llanbedrog on the Llyn Peninsula, North Wales. The property is ideally located in the heart of the village, walking distance to the local amenities. Benefitting from an open plan kitchen diner and a separate generous lounge and a private sunroom to the rear of the property.

The first floor briefly comprises of 2 double bedrooms, a family bathroom and a separate w/c.

The property benefits from a courtyard to the rear with a private outbuilding, utilised as a sunroom with access to a separate utility/workshop room with water, drainage and electricity.

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 Mynnydd Tir Y Cwmwd (Llanbedrog headland) and towards Pwllheli.

*The property is available fully furnished

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 – £0

Second Home – £7,000

*Figures provided using Welsh Government LTT calculator

Council Tax

Band – C

Services

Mains water, drainage and electricity. Electric heating and an open fire.

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.





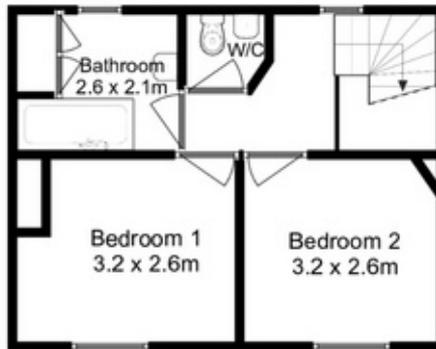
FLOORPLAN & EPC



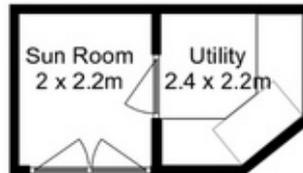
Ground Floor



First Floor



Outbuilding



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		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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