

Abererch, PWLLHELI, Gwynedd
Asking Price: £275,000

Beresford Adams










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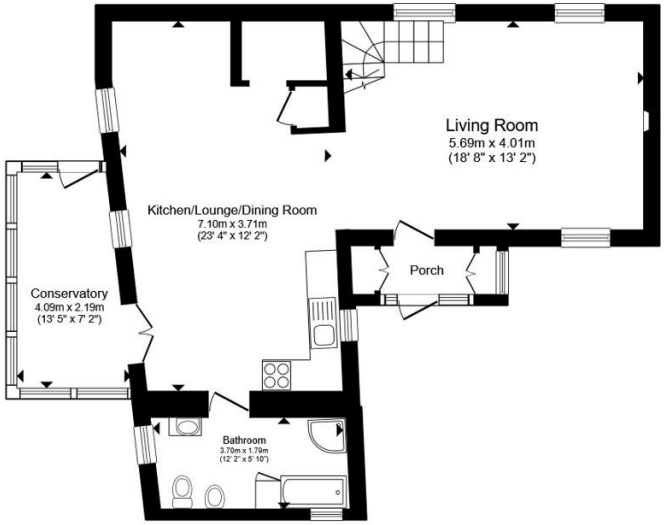


Penclogwyn Cottage is situated on the outskirts of the popular village of Abererch, enjoying picturesque countryside surroundings with delightful sea views.
This unique detached cottage offers comfortable accommodation and an abundance of character features, including exposed beamed ceilings and deep-silled windows.
Benefiting from double glazing and a recently installed air source heat pump system, the property combines traditional charm with modern efficiency.
The accommodation briefly comprises a character lounge featuring a cosy multi-fuel burner, a kitchen/dining room leading into the conservatory, and a family bathroom on the ground floor.
To the first floor are three bedrooms, which enjoy the beautiful countryside and coastal views.
A particular feature of the property is the generous garden, together with ample parking for numerous vehicles and a detached garage with electricity connected.
Although this property requires some updating, it offers excellent potential to create a wonderful family home.
Should you wish to arrange a viewing, please contact Beresford Adams for further assistance.

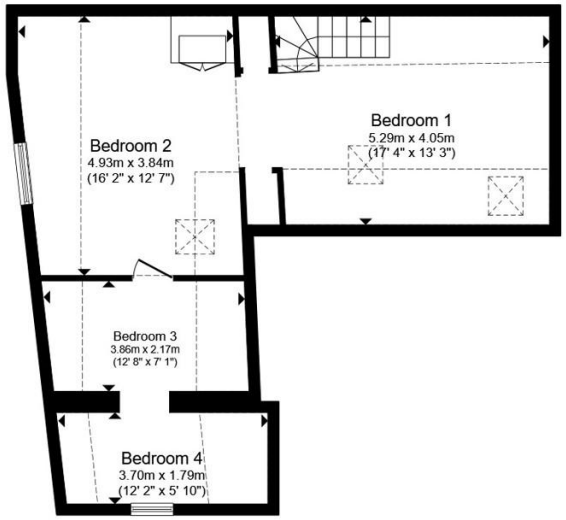
Please note that an AML fee is chargeable once an offer is accepted to cover the







Ground Floor



First Floor

Total floor area 135.0 m² (1,453 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01758 614198
E: pwllheli@beresfordadams.co.uk
91 High Street, Pwllheli, Gwynedd, LL53 5RR

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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