

Boduan, Pwllheli, Gwynedd

Asking Price: £305,000

Beresford Adams













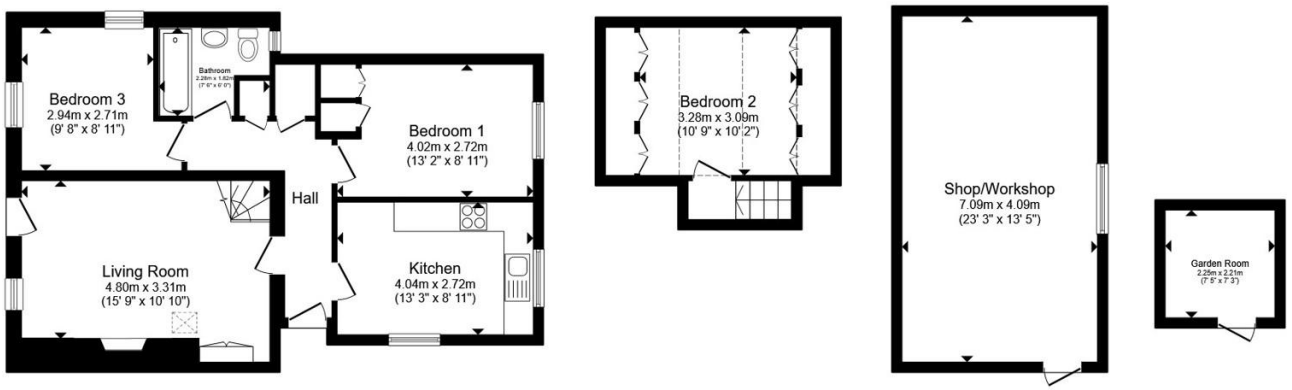
A delightful semi detached character cottage situated in the picturesque hamlet of Boduan. The residence retains a host of character features including inglenook fireplace, exposed beams and deep sill windows and is in excellent decorative order with the benefit of double glazing. Comprising of lounge, crogloft, kitchen, two bedrooms and bathroom. A particular feature is the external area boasting driveway with ample parking, well maintained lawned garden with decked area and mature trees, two storage sheds and workshop, and a added addition of a sited 2 bedroom static caravan, with its own patio and decking, located to the far end.

Boduan lies in the heart of the Lleyn peninsular with easy access to Morfa Nefyn, Abersoch and the market town of Pwllheli which lies approximately 5 miles distant offering a wide range of shops, restaurants, banks, schools and leisure facilities including leisure centre, golf course, yachting marina and two beaches. Viewing highly recommended to fully appreciate the location and character of this residence.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-







Ground Floor

First Floor

Outbuilding

Total floor area 113.7 m² (1,224 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

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E: pwllheli@beresfordadams.co.uk
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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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