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Plas Llwyndu Cottage , Abersoch, LL53 7ER

£495,000

- Substantial Semi-Detached Residence
- Popular Location, Outskirts of Abersoch
- Balcony, Deck, Garden & Parking
- Presently Divided Into Two Units
- Inspection Highly Recommended
- 5 Bedrooms, 2 Kitchens, 2 Receptions, 4 Bathrooms



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Tudor Estate Agents & Chartered Surveyors are delighted to offer this semi-detached residence for sale, located on the outskirts of Abersoch with stunning open countryside views onto Abersoch golf course.

Abersoch is a renowned seaside resort on the south side of the glorious Llyn Peninsula, popular for sailing, golf and a wide variety of other readily accessible recreational activities. The village, its shops, amenities, harbour and safe bathing beaches are all less than a mile away.

Plas Llwyndu Cottage is a successful barn conversion that can be occupied as one whole five-bedroom residence or used in two self-contained parts.

The modern contemporary design provides spacious accommodation which briefly comprises of the following:
All in all downstairs the property consists of 5 double bedrooms, two of which boast en-suite facilities, and two further family bathrooms as well as a separate upstairs W.C.

The upstairs have two separate living areas, both with self-contained kitchen facilities and separate heating systems. The properties benefit from propane gas fired central heating as well as under floor heating to the living areas and solar panels provide an additional source of energy.

Externally there is a raised balcony area leading to private deck area towards the back of the property, a modest stone courtyard area in front of the property and good vehicular parking space for up to five cars.

This property is suitable for owner occupier wanting spacious accommodation as well as the opportunity to continue with the holiday let business which can generate substantial income.

FIRST FLOOR - PART ONE

Entrance Hall

Providing access to both units.

Cloak Room

Low level W.C. Radiator/towel warmer. Hand washbasin.

Open Plan Lounge/Kitchen/Diner 15' 3 x 24'11 (4.57m x 7.59m)

Double glazed patio doors to balcony with views over open countryside. Oak floor. Built-in TV. Gas fire (calor). Stairs down to ground floor. Fitted kitchen with granite worktops. Stainless steel under sink with mixer tap. Integral dishwasher. Gas hobs and electric oven and grill with hood over. Door to rear deck balcony.



GROUND FLOOR

Bedroom 15'3 x 10'0 (4.65m x 3.05m)

Bathroom

White suite comprising vanity unit. Low level w.c. Panelled bath with shower over. Tiled floor and walls. Towel warmer.



Bedroom 9'3 x 10'8 (2.82m x 3.25m)

Built-in wardrobe. Under stairs cupboard.

En-Suite Shower Room

Shower cubicle with body jets and multiple sprays. Extractor fan. Low level w.c. Washbasin. Tiled floor and walls.



FIRST FLOOR - SECOND LIVING ROOM/DINING 12'3 x 15'1 (3.73m x 4.60m)

Multi fuel stove. 4 velux roof lights. Built-in cupboard with heating controls. Opening to:-



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Galley Kitchen 9'6 x 5'7 (2.90m x 1.70m)

Integral kitchen units including refrigerator, freezer, oven and hobs. Single drainer stainless steel sink unit with mixer tap. Radiator. Stairs down to ground floor.

GROUND FLOOR

Bathroom

Pedestal washbasin. Towel warmer. Tiled floor and walls. Panelled bath with shower over.

Bedroom 7'3 x 11'5 (2.21m x 3.48m)

Maximum measurements. Oak floor. Built-in wardrobe. Radiator.

Inner Hall

Bedroom 9'1 x 11'9 (2.77m x 3.58m)

Bedroom 10'8 x 9'9 (3.25m x 2.97m)

Maximum measurements. Built-in wardrobe. Sliding doors.

En-Suite Shower Room

OUTSIDE

Galvanized higher level walkways. Easily maintained loose slate chipping patio. Ample parking area.



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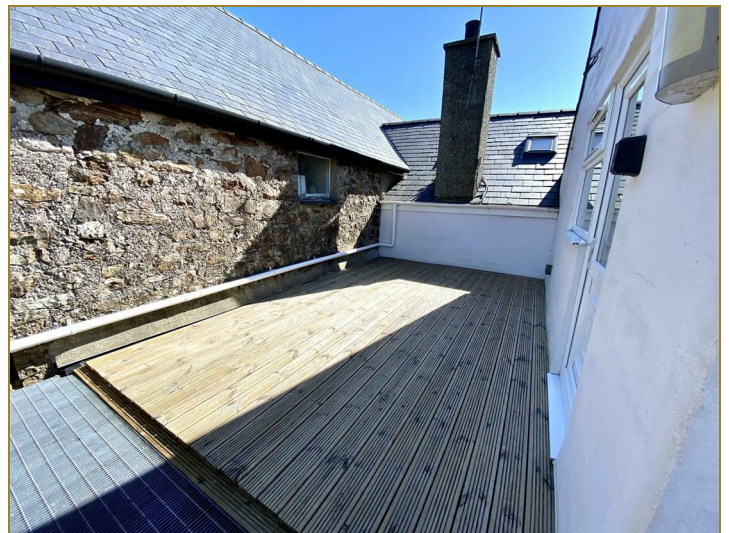
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Ground Floor



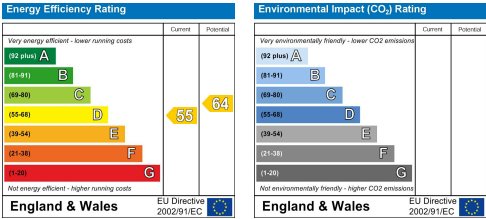
First Floor



Total area: approx. 1606.2 sq. feet

Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. Copyright H Tudor AŴ Fab Cyl
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Plas Llwyndu Cottage, Abersoch, Pwllheli



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