



GetAnOffer

The Quick Sale Estate Agency Specialists



GetAnOffer are pleased to offer for sale this:

- Well Presented Detached House Comprising Open Plan Kitchen/Lounge/Diner, Conservatory & Two/Three Bedrooms
- 17 Serviced Camping Pitches
- Grounds Extending to 7.21 Acres
- Beautiful Area Close to Porth Oer (Whistling Sands)
- Field To The Side Used For Festivals & Over Flow
- Viewing Highly Recommended
- The Property is being used as a Business that is Producing an Income & Information is Available Upon Request

Rhoshirwaun
Pwllheli, LL53 8HL

Auction Guide Price
£500,000



Viewings: Strictly by appointment via
GetAnOffer.co.uk. For further information or to
arrange a viewing contact us on:
T: 01903 331031 / 0800 033 7 943
E: info@getanoffer.co.uk

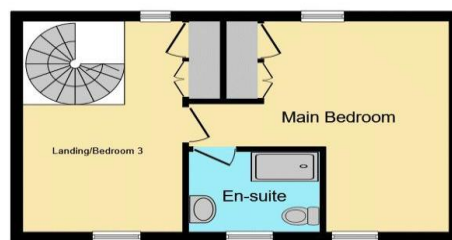
Our Opening Hours are:
Monday to Thursday 8am – 6pm
Friday 8am – 5pm
Saturday 9am – 4pm

By making an enquiry on this property you acknowledge that this property is strictly offers in excess of the marketing price provided. The market appraisal of this property has indicated a value in excess of our marketing price. As a consequence, and similar to any other vendor, the vendor is aiming to achieve as much as possible in excess of this marketing price provided.



Ground Floor

Floor area 117.9 sq.m. (1,269 sq.ft.) approx



First Floor

Floor area 36.4 sq.m. (391 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). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

GGO
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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

www.getanoffer.co.uk

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