



Ty'r Twyni, 9, Innes Estate, Pwllheli, LL53 5RP | Pwllheli | LL53 5RP

EDWARD
melor

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Starting Bid £425,000

TO BE SOLD BY ONLINE AUCTION ON 11TH SEPTEMBER 2024 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Fabulous detached beachfront property offering stunning views across the sea. On the ground floor is a utility room and the first of three bedrooms – a lovely twin with shower room accessed via the utility. To the first floor there are a further two bedrooms, each with an en-suite shower room. On the second floor is the light and airy open-plan living space offering panoramic sea views from the feature windows leading to the large balcony. There is an enclosed garden with a lawn and a garage currently used as a games room that opens out onto the beach with table football and a selection of computer games and a large driveway providing parking for four cars. Most people dream of owning a beachfront property offering stunning views across the sea.....in this case you can make your dream a reality.

Additional Information

If you are looking for coastal living or wish to own a high yield holiday rental property (last 12 months £45,258) then look no further. Ty'r Twyni is a beautiful three storey detached residence located in an exclusive cul de sac as part of a select development of five beachfront properties and adjacent to Pwllheli golf course. Visit the renowned marina, or along the beach which is part of the Sarnau Special Area of Conservation with an abundance of natural habitats and wildlife to explore. Enjoy traditional seaside activities including swimming, sailing, surfing and canoeing. The pretty town itself offers independent shops, restaurants, cafes and amenities, including a leisure activity centre with a pool, archery and more. Walkers and cyclists should follow the Llyn Coast Path, which promises breath-taking sea views, while culture lovers will enjoy a visit to the nearby Criccieth Castle, Portmeirion Italianate village, or National Trust Plas Yn Rhiw, all within 15 miles. The property owns the sand dunes in front of it, step out on the coastal path with stunning walks to Llanbedrog, Abersoch or just stroll along the beach front into Pwllheli village centre. It is being sold fully furnished with recently replaced quality beds all with the ability to be used as doubles or six singles. Sky TV is installed along with BT fibre broadband. The central heating boiler was replaced in the last twelve months along with a new dishwasher.

Auction consultant dealing with this property

Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

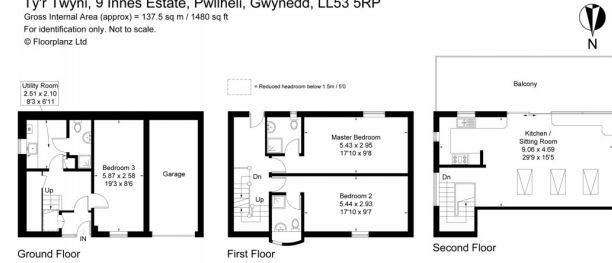
Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk

IMPORTANT INFORMATION

- Council Tax Exempt : Yes
- Tenure:Freehold

Ty'r Twyni, 9 Innes Estate, Pwllheli, Gwynedd, LL53 5RP
Gross Internal Area (approx) = 137.5 sq m / 1480 sq ft
For identification only. Not to scale.
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