

EDEN MIDCALF  
— SALES & LETTINGS —

£375,000

Abergwyngregyn, LL33 0LU



## PROPERTY SUMMARY

Enjoying a stunning panorama from its elevated position on the outskirts of Abergwyngregyn and the edge of the Eryri National Park, this charming detached cottage sits within attractively landscaped gardens and is being offered for sale with no upward chain.

3



1



2









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1191.89 ft<sup>2</sup>

110.73 m<sup>2</sup>

Reduced headroom

26.88 ft<sup>2</sup>

2.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## LOCAL AUTHORITY

Gwynedd

## TENURE

Freehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

## Energy Efficiency Rating

	Current	Poten
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>9</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>19</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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