



DAFYDD HARDY
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FOR SALE
AR WERTH



1ST FLOOR
APPROX. FLOOR
AREA 1138 SQ.FT.
(105.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 2342 SQ.FT. (217.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwirio proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Cae Coch, Rhoslan, Criccieth, Gwynedd LL52 0NA • **New Price**
£410,000

Superb space, contemporary and traditional accommodation and ... 5 acres!

- Detached Stone House - 1800s
- Just Over 5 Acres Of Land Including 4 Fields
- 4 Bedrooms, Bathroom & Shower Room
- Open Plan Kitchen/Dining/Living Room
- Lounge With Inglenook & Multifuel
- Sitting Room & Utility Rooms
- Oil Central Heating & uPVC Double Glazing
- Under-Floor Heating
- Plentiful Off Road Parking
- Viewing Highly Recommended



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

Cae Coch, Rhoslan, Criccieth, Gwynedd North Wales LL52 0NA



Description
Situating in approximately 5 acres of land, this spacious Detached House dating back from the early 1800s offers a traditional, comfortable home with all the contemporary style and design required for modern living. With oil central heating and uPVC double glazing, the property also benefits from underfloor heating. The accommodation is well laid out and comprises; an open plan Kitchen/Diner/Living Room which sits at the centre of the house and is a real family room which opens onto the garden and seating area with patio doors. The fully fitted Kitchen features a double rangemaster with gas hob and all major integral appliances. There is a good sized Utility Room and a second rear Boot Room/Utility offering a family additional storage space. The warm Lounge has a feature stone inglenook and slate hearth with a multifuel burner, Sitting Room/Snug with contemporary gas fire, downstairs Wc and an understairs storage cupboard. To the first floor the Landing splits in two to create a light airy space with study/office area, Bathroom with tiled floor, corner bath and marble tiled shower unit and 4 Bedrooms, 1 with built in wardrobes and the generous Master Bedroom with a rural outlook and patio door to the flat roof extension below. The property is well laid out and as well as offering the warmth of a traditional farmhouse, the décor reflects the natural light and space which creates a delightful country home.



Location
Rhoslan lies roughly halfway between the vibrant tourist town of Porthmadog with its variety of shops, the harbour with its steam railway and sandy stretches of coastline and the busy town of Pwllheli, with its shops, business and local amenities. With a rural surrounding and situated on the stunning Llyn Peninsular, the beautiful coastline to the North or the South is never far away. The property is also close to Criccieth and particularly the nearby village of Llanystumdwy which is an important local historical attraction, being the birth place and site of the museum commemorating the life and political history of David Lloyd George.

Property Features

- Kitchen/Diner: 14' 1" x 30' 4" (4.31m x 9.26m)
- Utility Room: 6' 6" x 13' 10" (2.00m x 4.24m)
- Utility/Boot Room: 4' 7" x 22' 8" (1.41m x 6.91m)
- Cloakroom/Wc



- Lounge: 16' 9" x 14' 9" (5.12m x 4.50m)
- Sitting Room: 13' 2" x 11' 7" (4.02m x 3.55m)
- Landing/Study: 6' 7" x 18' 11" (2.02m x 5.77m)
- Landing: 5' 7" x 17' 5" (1.72 max m x 5.32m)
- Bedroom 1: 14' 2" x 16' 8" (4.32m x 5.10m)
- Bedroom 2: 13' 8" x 11' 10" (4.18m x 3.62m)
- Bedroom 3: 10' 6" x 10' 0" (3.21m x 3.07m)
- Bedroom 4: 9' 1" x 10' 11" (2.77m x 3.34m)
- Bathroom: 7' 9" x 9' 9" (2.37m x 2.98m)
- Shower Room: 4' 8" x 9' 2" (1.43m x 2.80m)

Outside
A traditional stone property built around a courtyard garden which is part flagged and lawned with patio and barbeque areas. The property sits on approximately 5 acres of land consisting of 4 fields and a large lawned garden to the side. There is a large timber storage shed which currently houses a games/hobby room and a stone outbuilding divided into 2 for garden equipment and storage. The main garden offers privacy, a border of established trees and shed storage. There is a gated driveway to the entrance of the property which comfortably offers off road parking for up to 3 vehicles.

Directions
From Caernarfon take the A487 towards Pothmadog. Take the right turning to Criccieth and before reaching Criccieth, take the right turn to Rhoslan. The property will be seen on the right hand side.

Services
We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.

Heating
Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure
We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment
Tel: 01286 677774
Email: caernarfon@dafyddhardy.co.uk



Energy Performance Certificate

Cae Coch, Rhoslan, CRICCIETH, LL52 0NA

Dwelling type: Detached house

Date of assessment: 13 January 2016

Date of certificate: 13 January 2016

Reference number: 0447-2817-7297-9796-8791

Type of assessment: RdSAP, existing dwelling

Total floor area: 217 m²

Use this document to:

Compare current ratings of properties to see which properties are more energy efficient

Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 5,142

Over 3 years you could save

£ 1,620

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 294 over 3 years	
Heating	£ 4,176 over 3 years	£ 2,691 over 3 years	
Hot Water	£ 672 over 3 years	£ 537 over 3 years	
Totals	£ 5,142	£ 3,522	You could save £ 1,620 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current

Potential

86

57

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 4.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,208	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 165	✓
3 Solar water heating	£4,000 - £6,000	£ 138	✓

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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