



## **Ivy Cottage, Bethel, Caernarfon, LL55 1UW**

A detached stone Welsh cottage tastefully renovated in keeping with its "olde worlde" charm and character, having exposed beamed ceilings, open stone fireplace. Superb upgraded kitchen/diner with built in appliances. The cottage benefits from Upvc double glazing and is heated by gas central heating. The grounds in total amount to 0.45 of an acre and provide ample off road parking, garaging/workshop facilities together with a lawned garden with greenhouse and a spacious former produce garden. Viewing Recommended.

- **Stone Welsh Cottage**
- **Approx 0.45 of an acre**
- **Ample off road parking**

**Offers In The Region Of £250,000**

## Directions

From Anglesey proceed along the A55 in the Bangor direction leaving at junction 9 and take the A487 exit to Bangor/Caernarfon. At the roundabout, take the 3rd exit onto A487 (Caernarfon A487). Continue to the next roundabout, leaving at the 1st exit and stay on the A487 and continue onto Y Felinheli bypass/A487. At the next roundabout, take the 1st exit onto Lon Ffynnon Fair and continue up the hill. At the next roundabout leave at the 1st exit onto Bethel Road (B4366) and continue along this road for 1 mile.

## Main Entrance

Main entrance door leads into:-

## Lounge/Diner

**21'02 x 15'00 (6.45m x 4.57m)**

Attractive stone chimney breast with open fire set on a hearth of stone. High open exposed beam ceiling, polished timber flooring, wall light points and two radiators. Three Upvc double glazed windows, each with deep window sills. Latched timber door leading through to Hallway.

## Breakfast Kitchen

**11'08 x 10'9" (3.56m x 3.28m)**

Recently refitted with single drainer sink with mixer tap set on a double base cupboard with space beneath concealing plumbing for automatic washing machine together with an adjoining range of matching "country cottage" style base

and wall cupboards with ample wood effect working surfaces, built in appliances include a microwave and "Neff" electric oven, gas cooking hob with integral extractor fan over and integrated fridge and freezer. Ceramic tile flooring, inset lighting to ceiling and

## Inner Hallway

L shaped inner hallway, radiator and shelved former pantry cupboard with built in shelving. Tiled flooring and single glazed window.

## Wet Room

**6'08 x 5'03" (2.03m x 1.60m)**

With refitted white suite, low flush WC, pedestal wash hand basin, open shower with non slip flooring, chrome heated towel rail a bank of built in linen storage cupboards to one wall with sliding doors.

## Master Bedroom

**14'00 x 10'00 (4.27m x 3.05m)**

Radiator, Upvc double glazed window looking out over the rear garden.

## Bedroom 2/Study

**14'09" x 9'01" (4.50m x 2.77m)**

With Adam style fire surround, marble effect inset and hearth with gas fire, radiator and Upvc double glazed window with deep window sill.

## Outside

Attached to the cottage is a fuel store, potting shed and storage shed with a side concreted apron providing ample off



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road parking with access to both garages and attached car port.

The garden to the rear of the garages is laid to lawn with mature shrubbery boundaries and greenhouse with steps to a secluded paved sitting area to the rear of the cottage and access to a spacious former produce garden.

### **Garage**

**20'06 x 10'03" (6.25m x 3.12m)**

Double opening doors open through into garage.

### **Garage/Workshop**

**24'05 x 9'09 (7.44m x 2.97m)**

Double opening doors open through into garage/workroom which leads through to:-

### **Workroom**

**9'09 x 6'06" (2.97m x 1.98m)**

A rear workshop with light and power.

### **Tenure**

We have been informed by the vendor (the seller), this property is FREEHOLD with vacant possession upon completion of the sale. Once the vendors solicitors are instructed, (normally when a sale has been agreed), the vendors solicitors should confirm details of title.

### **Services**

Again we are informed by the seller that this property benefits from Mains gas, electricity, water and drainage.

Telephone points (if any) subject to B.T. Regulations. No services, appliances or central heating (if any) have been tested by Morgan Evans and Company Limited.

### **Council Tax**

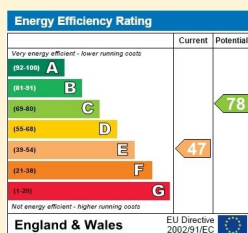
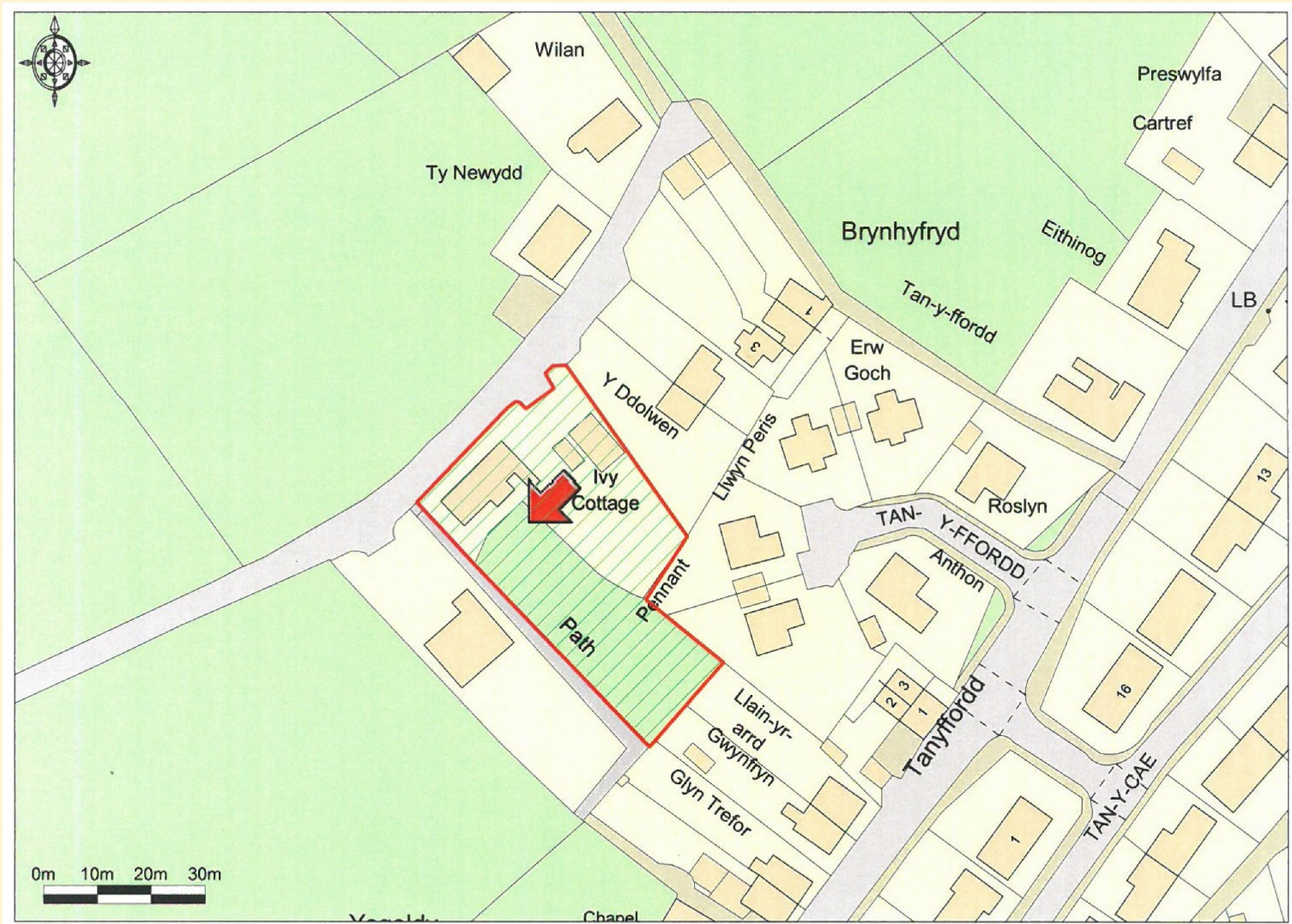
We understand from our verbal enquiries to the local authority that the property is in Band " " and the amount payable for 2017/2018 is £

### **Viewing**

Strictly by appointment via the agents.



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We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



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