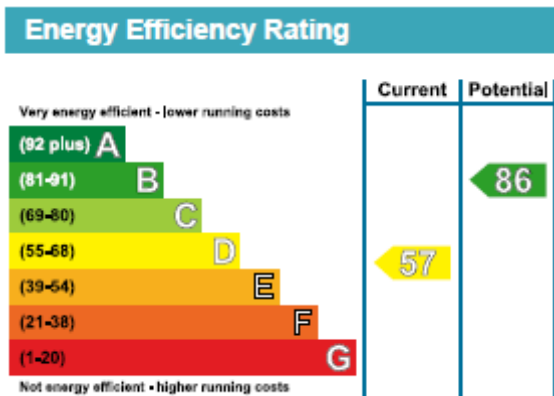
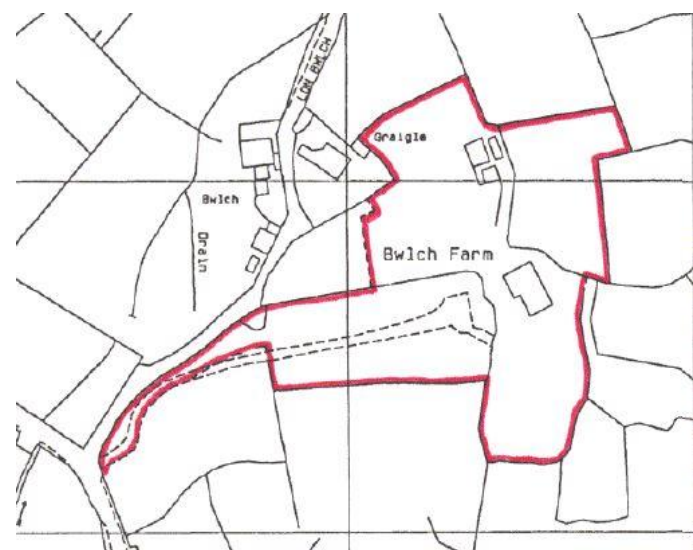




TOTAL APPROX. FLOOR AREA: 1954 SQ. FT. (181.5 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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 is given 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 gwiriad 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 gywir sedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gontract.

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 Gwynnog, Cwm-Y-Glo, Caernarfon, Gwynedd LL55 4ED • £475,000
If you love your charm and character and the delights of the countryside, this is the one!

- Much Enlarged Cottage In A Beautiful Setting
- Excellent Presented Family Accommodation
- 4 Bedrooms, En-suite, Bathroom & Cloakroom
- Superb Dining Kitchen With Granite Worktops
- Lounge & Family Room With Multi-fuel Stoves
- Resides Within Some 1¼ Acres Of Land
- Secluded Location With Far Reaching Views
- uPVC Double Glazing & Oil Central Heating
- Ample Parking & Detached Garage
- 2 Detached Outbuildings/Barns With Planning



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

Cae Gwynnog, Cwm-Y-Glo, Caernarfon, Gwynedd LL55 4ED North Wales



Description

Tucked away in a beautiful countryside setting, residing within some 1¼ Acres is this beautifully presented and much enlarged 4 Bedroomed Detached Cottage which sits in a private location on the edge of Cwm-Y-Glo enjoying fine views across the surrounding countryside. The extensive accommodation, ideally suited to a family's needs and with a great deal of charm and character comes with extensive gardens and surrounding land, ample private parking, a good sized Detached Garage and 2 separate outbuildings/barns with planning permission for holiday let accommodation (C03A/0090/23/LL) making this a highly attractive purchase with a great deal of scope for generating income. Other forms of holiday accommodation on the land might also be worth investigating, subject to planning consents and approvals. Internally, Cae Gwynnog is tastefully presented and modernised with much that is pleasing on the eye, not least the kitchen with its granite worktops, the light and bright family room with multi-fuel stove and the more traditional lounge with its beamed ceiling and further multi-fuel stove. Benefiting from uPVC double glazing throughout and an oil fired central heating system, the accommodation briefly affords: Dining Kitchen, Lounge, Garden Room, Family Room, Inner Hall, fitted Cloakroom, Utility Room, 4 Bedrooms, En-suite and Bathroom. Viewing comes highly recommended to fully appreciate the location and splendid setting.

Location

The property is positioned in an elevated yet private position on the periphery of the village of Cwm-Y-Glo, being situated off a picturesque country lane. The community of Cwm-Y-Glo is close to the northern edge of Padarn Lake which leads directly to the village of Llanberis, being located at the foot of Snowdon and bordering the Snowdonia National Park. The village has a few basic amenities and a primary school whilst nearby Llanrug offers a number of useful amenities such as 2 village stores, a post office, schools and a regular bus service to the larger and world renowned town of Caernarfon. The university city of Bangor can also be easily accessed with its Victorian pier, larger retail outlets and university. The A55 expressway lies within easy reach also, allowing access right across Anglesey and the beautiful North Wales coastline.

Property Features

Dining Kitchen:	16' 6" x 29' 2" (5.05m x 8.90m)
Lounge:	14' 1" x 18' 2" (4.30m x 5.55m)
Garden Room:	8' 0" x 15' 10" (2.44m x 4.84m)
Family Room:	19' 3" x 15' 3" (5.89m x 4.67m)
Inner Hall	
Wc	
Utility Room:	7' 11" x 7' 1" (2.42m x 2.18m)



Bedroom 1:	18' 3" x 12' 5" (5.58m x 3.81m max)
En-suite	
Bedroom 2:	13' 10" x 9' 11" (4.24m x 3.03m)
Bedroom 3:	12' 7" x 9' 0" (3.85m x 2.76m)
Bedroom 4:	11' 10" x 7' 10" (3.63m x 2.40m)

Bathroom

Outside

The property is approached via a private winding driveway passing through extensive lawned tree lined gardens, culminating in a spacious off road parking area. A further lane runs to the rear of the property allowing access to the garage and land beyond. The gardens surround the property and offers a further lawn with mature trees, also a wide paved patio and timber decked seating area with a fabulous outlook. The garage has twin timber doors, a side personnel door, power/light and a separate storage area. Just off the parking area is a gated access way into an enclosed paddock. A further lawned garden/paddock is also located to the rear, having been planted with some new fruit trees. From here there is access to 2 barns - a Dutch barn (corrugated iron) and a traditional stone built barn.

Garage:	10' 2" x 19' 3" (3.12m x 5.88m)
With Internal Store:	10' 2" x 5' 4" (3.12m x 1.63m)

Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. Proceed through Llanrug, turning right at the Glyntwrog public house (just before leaving the village). Take the next left turning and follow the road beneath the archway of Bryn Bras castle, passing the entrance of Brynteg Holiday Park continuing along this road for a further 500 yards or so. You'll see a little lane on your left called Lon Bwlch where immediately beyond is the private driveway for Cae Gwynnog, through twin gates.

Services

We are informed by the seller this property benefits from mains Water, Electricity and Private 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
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