



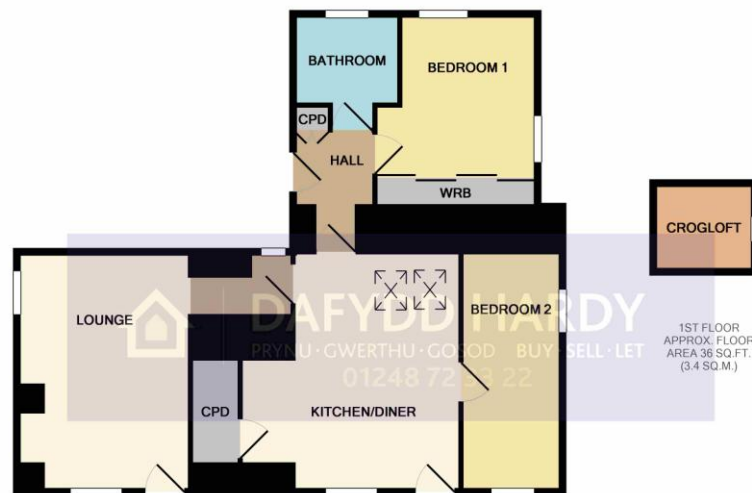
**DAFYDD HARDY**  
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



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**FOR SALE**  
**AR WERTH**

### Cottage



GROUND FLOOR  
APPROX. FLOOR  
AREA 686 SQ.FT.  
(63.8 SQ.M.)

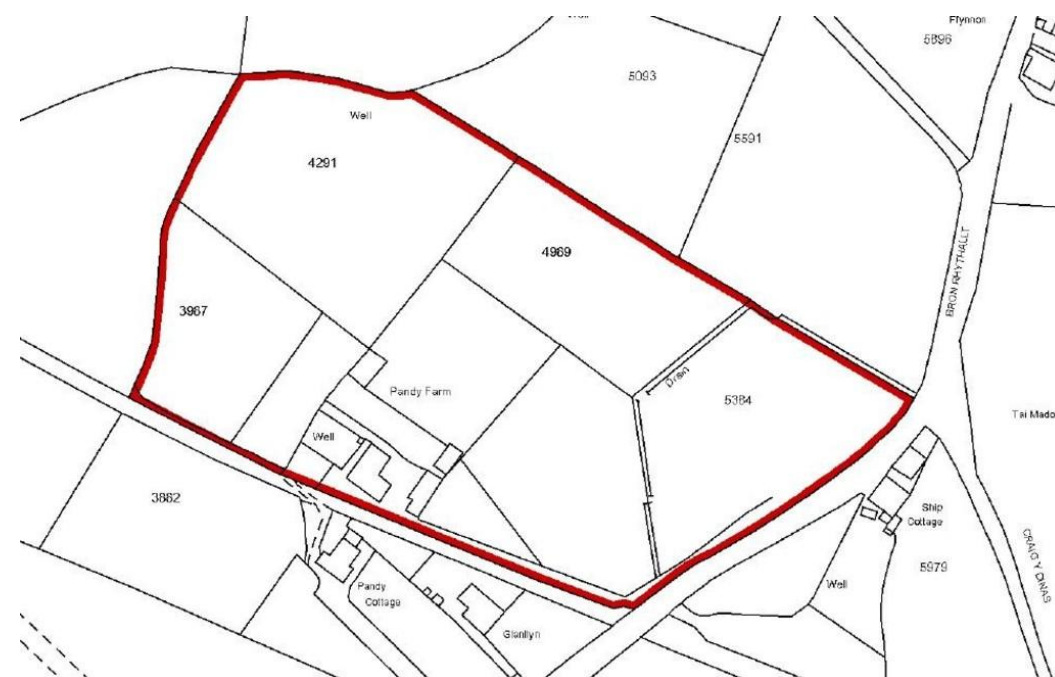
TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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### Annexe



TOTAL APPROX. FLOOR AREA 405 SQ.FT. (37.7 SQ.M.)

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**Pandy Farm, Llanrug, Gwynedd LL55 3BE • New Price £420,000**

*A character Cottage, attractive Annexe and 4 Acres - how idyllic does that sound!*

- Detached Welsh Character Cottage
- Separate Annexe - Holiday Accommodation
- Cottage - 2 Bedrooms & Bathroom
- Annexe - Open Plan With Shower & Utility
- uPVC Double Glazing & LPG Central Heating
- Stands In Excess Of 4 Acres Of Land
- Several Paddocks Offering Good Grazing
- Perfect For Equestrian Requirements
- Close To Popular Llanrug & Snowdonia
- Peaceful Setting & An Exciting Opportunity



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Pandy Farm, Llanrug, Caernarfon, Gwynedd LL55 3BE North Wales



Description

A rare opportunity to purchase a characterful Detached Welsh Cottage and **separate Annexe** standing in excess of **4 Acres of land**, being situated in a peaceful rural setting on the edge of the popular village of Llanrug and yet conveniently within easy reach of local amenities and schools. Its position also affords easy access to Caernarfon, Llanberis, Snowdonia and the university city of Bangor. If you've a soft spot for property with character, would appreciate some land (for equestrian purposes OR self-sufficiency) and fancy the idea of generating extra income from some additional accommodation, then you're definitely looking at a potential candidate. The cottage is a single storey residence which exudes much charm with high panelled ceilings and thick walls, the lounge featuring an open fireplace housing a multi-fuel stove. The annexe appears to be a former barn which has been converted into additional holiday accommodation and offers an attractive and modern open plan living space. The vaulted ceiling adds to the sense of space whilst the patio doors and side lights allow much natural light into the interior. The land consists of generous lawned gardens, woodland and numerous paddocks, 3 of which appear to offer good grazing with excellent gated access. Both properties benefit from uPVC double glazing throughout and LPG central heating (separate boilers). The Cottage accommodation briefly comprises: Entrance Hall, Lounge, Kitchen/Diner, 2 Bedrooms and Bathroom. The Annexe comprises: open plan Lounge/Kitchen/Bedroom and Shower Room with access to a separate Utility Room.



Location

The property is situated towards the eastern edge of the popular village of Llanrug, yet is within easy reach of a good range of local amenities which include 2 village stores, butchers, fish and chip shop, bakery, public houses and primary and secondary schools. There is also a regular bus service to and from the village making easy connections to the main shopping town of Caernarfon with its impressive castle, being approximately 4½ miles distant. Just around the corner from Llanrug lies the beautiful Nant Peris and the picturesque village of Llanberis at the foot of Wales' highest mountain, Snowdon. You could say that the village is conveniently situated for everything the area has to offer - the Snowdonia National Park, the beaches and coastline along North Wales as well as all the coastal towns which include Caernarfon and Bangor with schools, colleges and university.

Property Features

Cottage

Entrance Hall

- Lounge: 10' 11" x 15' 1" (3.35m x 4.62m max)
- Kitchen/Diner: 10' 7" x 14' 8" (3.24m x 4.49m)



- Bedroom 1: 10' 3" x 12' 2" (3.14m x 3.72m max)  
Measured into wardrobe.
- Bedroom 2: 6' 5" x 14' 11" (1.96m x 4.56m)
- Bathroom: 6' 8" x 5' 5" (2.05m x 1.67m)

Annexe

Open Plan Lounge/Kitchen/Bedroom  
26' 5" x 11' 10" (8.07m x 3.61m)

- Shower Room: 7' 7" x 6' 5" (2.32m x 1.97m max)
- Utility Room: 8' 1" x 3' 11" (2.47m x 1.20m)

Outside

The approach to the property is via a private tree lined driveway. The gardens are lawned with tree and hedged borders. The land consist of several paddocks as well as marsh and woodland - several enclosures appear to offer excellent grazing. On the edge of one of the paddocks is a timber constructed former stable.

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. On reaching Llanrug, turn left onto Station Road and continue until you reach the Penbont Inn. Bear left here and proceed over 2 hump-backed bridges (passing over the River Rhythallt) where just beyond you'll find the private driveway for Pandy Farm on your left hand side.

Services

We are informed by the seller this property benefits from mains Electricity. Private Water & Drainage.

Heating

LPG 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.

EPC Band Pandy Farm  
Band E

EPC Band Pandy Farm Annexe  
Band G

