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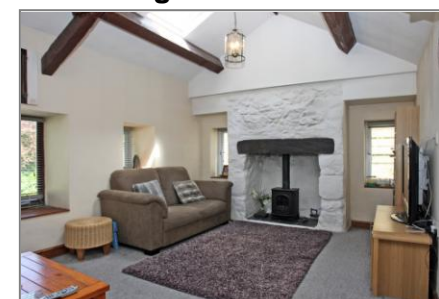
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Cefn Y Ffordd, Penisarwaun, Caernarfon, Gwynedd LL55 3PW • £249,950

Enjoy the peace and quiet of this beautiful country cottage

- Extended Detached Country Cottage
- Full Of Traditional Features
- 2 Double Bedrooms
- Fully Fitted Cottage Style Kitchen
- Beautiful Spacious Lounge With A Vaulted Ceiling
- Separate Dining Room
- Shower Room & Wc
- Electric Heating System & uPVC Double Glazing
- Spacious Gardens & Patio Areas
- Pre-Application Advice For Detached Dwelling To The Side



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

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Cefn Y Ffordd, Penisarwaun, Caernarfon, Gwynedd LL55 3PW North Wales



Description

Dating back to around 1680 this former small holding and dairy is now a beautiful family home with a pleasant blend of traditional and modern features. Located in a semi-rural location with far reaching views across the countryside, this Detached, stone built Cottage is the perfect retreat you have been looking for. The well presented and well proportioned accommodation briefly comprises of a large, light and airy Hallway with an open plan Dining Room to the side. To the rear of the property is the beautiful Lounge area that boasts a vaulted ceiling with exposed roof beams and a stunning inglenook fireplace complete with a slate lintel and a polished slate hearth. Next to the Lounge is the fully fitted Kitchen with a ceramic tiled floor and "country cottage" style units, topped with a wood effect work surface. There is also a double Range gas oven with an overhead extractor fan, a washing machine point and ample room for a free standing fridge /freezer. There are two bedrooms made up of a very large Master Double Bedroom with a large built in wardrobe and a smaller Double Bedroom. Both are served by a modern shower room as well as a second fully tiled Wc. The property has uPVC double glazing throughout and is fitted with a modern electrical heating system. In addition there has been "pre-application advice" for An affordable Detached single dwelling to be built within the grounds of the property. We highly recommended you book a viewing soon to fully appreciate this wonderful homely cottage and its beautiful location.



Location

Penisarwaun is a quiet rural village, close to Llanrug and Llanberis. The village itself has a small primary school and a church. The larger, neighbouring village of Llanrug offers a range of amenities including two convenience stores, a renowned butchers, chip shop, pub and hair salon. There are also primary and secondary schools. A regular bus service makes easy commuting to the nearby town of Caernarfon or the picturesque village of Llanberis. With the Snowdonia National Park on your doorstep, Penisarwaun is an ideal base to explore the beautiful countryside. The A55 expressway is only a few miles drive away, allowing easy access to the North Wales coastline.

Property Features

Entrance Hall

Lounge: 19' 8" x 11' 10" (6.00m x 3.63m)

Kitchen: 12' 2" x 14' 4" (3.73m x 4.39m) max dimensions

Dining Room: 9' 1" x 10' 2" (2.778m x 3.10m)

Bedroom 1: 16' 1" x 12' 0" (4.91m x 3.66m)

Bedroom 2: 10' 2" x 11' 6" (3.10m x 3.51m)

Shower Room: 6' 4" x 5' 8" (1.95m x 1.75m)

WC



TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 SQ.M.)
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Outside

At the front of the property is a welcoming gravelled, cottage garden with a variety of flowering shrubs and bushes. To the side is a large off road parking area that has had "Pre-Application Advice" for a detached single storey dwelling. To the rear is a spacious lawn garden complete with a large stone flagged patio and seating area that enjoys a far reaching view of the surrounding countryside.

Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. Pass through the village of Llanrug and by pass the smaller village of Cwm y Glo. At the next T-junction turn Left, signposted Bangor/A55. Follow the road for about a mile and at the staggered crossroads turn left for Penisarwaun. Pass through the village and take the first turning on your right after passing the Church. Follow this road for about ½ a mile until you come to a small terrace of houses called Tai Arthur, turn right and continue along the narrow country lane where you will find Cefn y ffordd at the end on your left.

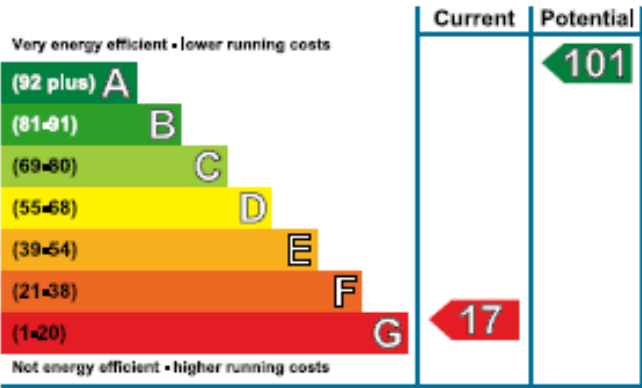
Services

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

Heating

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

Energy Efficiency Rating



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



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