



**Sling, Llangristiolus, Bodorgan, Isle Of Anglesey LL62 5RD • £325,000**

*A beautifully presented cottage in a peaceful, rural location.*

- Immaculately Presented Traditional Detached Long Cottage
- 3 Bedrooms
- Lounge With Vaulted Ceiling
- Modern Fully Fitted Kitchen
- Separate Dining Room / 4th Bedroom
- Decked Balcony With Mountain Views
- Generous Gardens With A Static Caravan
- Modern, High Quality Fixtures & Fittings
- Quiet Rural Location
- EPC Band: G



Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan 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. Floorplans made with Metropix ©2007.

**llangefni@dafyddhardy.co.uk | 01248 723322**

3 Bulkley Square, Llangefni, Anglesey LL77 7LR

## Sling, Llangristiolus, Bodorgan, Isle Of Anglesey LL62 5RD North Wales



### Description

If you have a dream of living in a traditional country cottage with far reaching countryside views, then here is a rare opportunity to make your dream home a reality. This stunning Detached, traditional Welsh long cottage oozes character and will make you feel at home as soon as you walk through the front door. Entering into the sitting room, with its vaulted ceiling, your eyes are immediately drawn to the multi fuel log burner with a polished slate hearth with a wooden lintel above, along with the painted wooden staircase that leads up to a crog loft, Bedroom. Through the Lounge is a modern and well equipped, fitted kitchen. Sitting on a polished ceramic tiled floor are cream coloured base units, topped with a cream coloured work surface. The light and airy Kitchen is equipped with an under unit built in fridge, electric oven, a built in microwave oven and a modern ceramic hob with an overhead extractor fan, as well as a built-in wine chiller. An adjacent utility room also has matching cream units as well as a dishwasher point, washing machine point and space for a stand-alone fridge freezer. On the opposite side of the Kitchen is a spacious, part uPVC Sunroom that is currently being used as a breakfast area and has access to the decked seating area in the back garden. There are 3 Bedrooms, the Master Bedroom features double doors that lead out into the garden. All are served by a modern bathroom fitted with under floor heating and a contemporary white Jacuzzi bath suite with an over bath electric shower. Other features include a built-in vanity unit, a chrome heated towel rail and stylish low level floor lighting. Completing the accommodation is a generous size uPVC Conservatory, with under floor heating, where you can relax and enjoy the pleasant view of the delightful garden. The property is warmed by an LPG Central Heating system and has uPVC Double Glazing throughout. We highly recommend you book a viewing soon to fully appreciate this beautiful home and its quiet rural location.

### Location

Llangristiolus is a quiet hamlet in the centre of Anglesey, close to the village of Gaerwen and just a short drive away from the county town of Llangefni. Surrounded by stunning scenery Llangristiolus is the perfect location to enjoy the beautiful beaches and countryside within the area, whilst Llangefni offers a wide range of shops and essential services, together with a leisure centre, golf course, primary schools and a secondary school. Additionally the town is well placed for many of the coastal and rural attractions that can be found on the island. The A55 expressway is easily accessible and allows rapid commuting throughout Anglesey and to the mainland.



Lounge: 14' 11" x 13' 3" (4.57m x 4.06m)

Kitchen: 10' 4" x 7' 11" (3.16m x 2.42m)

Dining Room/Bedroom 4/:  
14' 11" x 6' 10" (4.57m x 2.10m)

Sun Lounge: 16' 9" x 6' 7" (5.12m x 2.02m)

Utility Room: 11' 10" x 6' 0" (3.61m x 1.84m)

Conservatory: 12' 11" x 12' 2" (3.96m x 3.71m)

Bedroom 1: 11' 10" x 9' 1" (3.61m x 2.77m)

Bedroom 2: 14' 11" x 6' 11" (4.57m x 2.12m)

Bathroom: 8' 8" x 5' 10" (2.65m x 1.80m)

Crog Loft Bedroom 3: 14' 10" x 6' 10" (4.53m x 2.10m)

**Outside:** To the side of the property is a spacious, gravelled, off road parking area for several vehicles as well as a spacious Double Garage. Further along are 2 wooden garden sheds both with power and lighting, 2 Greenhouses and a separate electric Sauna as well as a covered decked, seating area close to the house. On the opposite side of the property is a very long lawn garden that features a variety of flowering shrubs and plants and a small stream that flows along the whole length of the garden. At the far end there is a large equipped Static caravan that is currently being offered as a holiday rental. In addition, there is also a decked viewing area above the kitchen that is accessed by an external spiral staircase and offers far reaching views of the surrounding countryside with the mountains of Snowdonia in the distance.

**Directions:** From our Llangefni office, Proceed towards the A55 roundabout and take the 2nd exit for Gaerwen. At the next roundabout take the 1st exit for Gaerwen then take the 1st turning on your right for Llangristiolus. Follow the road for about a mile and Sling Cottage will be on your left.

**Services:** We are informed by the seller this property benefits from mains Water, Electricity and 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.

### Viewing by Appointment

Tel: 01248 723322

Email: [llangefni@dafyddhardy.co.uk](mailto:llangefni@dafyddhardy.co.uk)



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

[dafyddhardy.co.uk](http://dafyddhardy.co.uk)