



Tom Parry

Crossing Cottage , Llanbedr, LL45 2DZ

£225,000

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Crossing Cottage is a bespoke 3 bedroom bungalow, having been extensively refurbished to provide a beautiful and unique home. It combines a wealth of original and character features with contemporary styling, internally and externally. It benefits from newly installed oil fired central heating, oak flooring and mock beams throughout, upgraded windows and doors and a raised external sun terrace on which to sit and admire the views. It will appeal to buyers looking for a property with a difference and often said, but never more truly meant, viewing is essential to appreciate this charming and delightful home.

It is situated on the outskirts of Llanbedr, a popular village on the western coastal fringe of the Snowdonia National Park through which runs the Afon Artro. The village is served by a well stocked convenience store, hairdressers, two public houses, Country House Hotels, a primary school and the village church. It benefits from a regular bus service and a rail station along the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

Accommodation comprises : (All measurements are approximate)

Entrance door into

ENTRANCE PORCH

Shelving, door into

HALLWAY

Oak flooring, radiator, doors leading to

LOUNGE

3.95 x 4.94 (12'11" x 16'2")

Semi open plan layout with feature, double sided, multi fuel burning stove and slate hearth, radiator, dual aspect windows with bay window to rear, door leading to outside, door into

STUDY

1.34 x 2.19 (4'4" x 7'2")

Window to front, oak flooring, radiator

DINING ROOM

3.24 x 2.44 (10'7" x 8'0")

Feature double sided multi fuel burning stove with lounge, mirrored wall, built in shelving, radiator, oak flooring, window to rear

KITCHEN

1.96 x 3.01 (6'5" x 9'10")

Fitted with a range of wall and base units including integrated electric oven, integrated fridge, electric hob, granite worktops, white ceramic butler sink, open display shelving, window to front, painted wooden flooring, tiled splash backs

BEDROOM 3

1.96 x 1.79 (6'5" x 5'10")

Window to front, radiator, oak flooring

BEDROOM 2

3.17 x 3.03 (10'4" x 9'11")

Currently being used by the vendors as a second living room with feature cast iron fireplace and slate hearth, oak flooring, built in corner storage, window to rear, radiator

BEDROOM 1

3.02 x 3.89 (9'10" x 12'9")

Oak flooring, window to rear, radiator, door leading to

SUN ROOM

4.23 x 2.67 (13'10" x 8'9")

Feature electric fireplace, sliding doors leading to outside garden, 2 roof light tunnels, door leading to

INTERNAL WORKSHOP

4.06 x 2.51 (13'3" x 8'2")

Window overlooking garden, power and light.

BATHROOM

1.86 x 3.80 (6'1" x 12'5")

Fitted with suite comprising cast iron panelled bath, separate shower cubicle, wash hand basin with vanity unit below, low level W.C., bidet, space and plumbing for washing machine, radiator, 2 obscured windows to front, large storage cupboard

EXTERNAL

Small gate onto pathway leading to the main front entrance of the property.

A private enclosed garden lies to the side of the property which is mature and well stocked with plants, trees and lawn. Included is a pergola, pond and log store/shed. Steps to the side of the property lead to a roof terrace on top of the sun room with fantastic views over open countryside and plenty of room for entertaining al-fresco.

Parking for 4 vehicles is available to the rear of the property.

SERVICES

Mains water and electricity.

Private drainage.

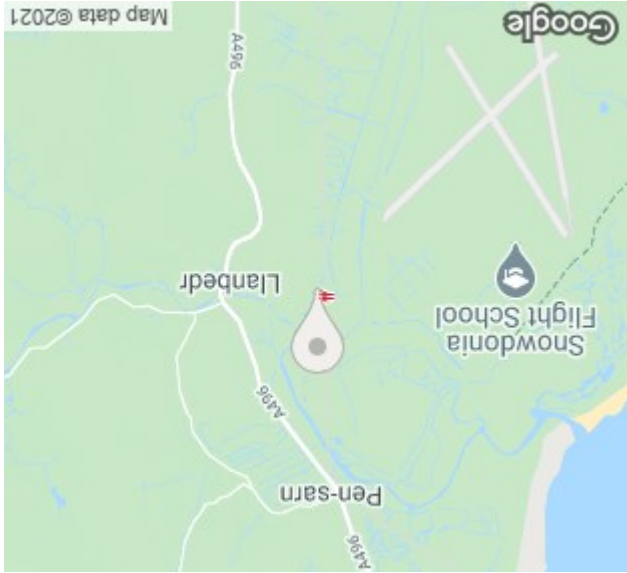






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - higher running costs	D (55-68)
Less energy efficient - higher running costs	E (39-54)
Less energy efficient - higher running costs	F (21-38)
Least energy efficient - higher running costs	G (1-20)
Current	49
Potential	98

