DAFYDD HARDY
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Hillcrest, Abergwyngregyn, Llanfairfechan, Gwynedd LL33 0LU

Asking Price: £325,000

EPC Rating: G

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Summary

Enjoying a stunning panorama from its elevated position on the outskirts of Abergwyngregyn and the edge of the Eryri National Park, this charming detached cottage sits within attractively landscaped gardens and is being offered for sale with no upward chain.

entrance porch | reception hall | dining kitchen | lounge | sun room | ground floor bathroom | three first floor bedrooms (master with en-suite WC) | attractive gardens | generous gated driveway

Situated in the sought after hamlet of Crymlyn, the cottage once formed part of the Penrhyn Estate and has been extended and well maintained by the current owners over the past quarter of a century. The panoramic views from the front of the property really must be witnessed in person to be fully appreciated and extend from Penrhyn Castle to the West, North across the Menai Strait to Anglesey and to the Great Orme in Llandudno to the East. Wrought iron double gates open from the lane to a generous driveway providing off road parking for a number of cars. An entrance porch to the side of the cottage with UPVC double glazed windows opens to a spacious reception hall with a cast iron feature fireplace, electric storage heater and doors off to the dining kitchen, bathroom, inner hallway and a storage cupboard with hot water tank. With a window to the front elevation and an electric heated towel rail/radiator, the bathroom is fitted with a white suite to comprise a panel bath, low flush WC, pedestal wash basin and separate walk-in shower enclosure. Situated at the rear of the cottage, the dining kitchen benefits from an electric storage heater, UPVC double glazed widows to the rear and side elevations, a skylight and a door out to the garden. With ample room for a dining table, this room is fitted with a range of wall and base units with roll top work surfaces to include a stainless steel sink unit with mixer tap and space for a cooker, washing machine, slimline dishwasher, tumble drier and fridge freezer. The inner hallway has a window to the rear elevation and an electric storage heater, with doors off to the lounge and sun room and a staircase rising to the first floor accommodation with a useful storage cupboard beneath. The lounge is a cosy room with a window to the front elevation, an electric storage heater and an impressive stone fireplace with open fire, whilst the sun room is a bright and open space with two electric storage heaters, UPVC French doors to the garden and large UPVC windows to the front and side elevations which really drink in the stunning views. The first floor landing is fitted with an electric storage heater and has doors off to three bedrooms which all enjoy commanding views across the landscape, with the master bedroom also benefitting from a fitted wardrobe and en-suite facilities to comprise a low flush WC and wall mounted wash basin. Backing on to open countryside, the garden is attractively landscaped and laid mostly to lawn with shrub borders and a paved patio area to the rear. There is access down the side of the cottage to an open fronted wood store and shed and steps to the front of the garden lead down to a pump house for the water supply.



Directions

what3words location reference – slippers.galloping.spades

Services

We are informed by the seller this property benefits from Mains Electricity. Private water supply and private drainage. Ofcom checker suggests broadband is available, and outdoor mobile coverage is likely.

Heating

Electric 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.

Council Tax Band

The property is council tax band D.













Porch	
Entrance Hall	
Lounge	*3.89m x 3.59m (12'9" x 11'9") max dimensions*
Sun Room	*3.39m x 5.12m (11'1" x 16'10") max dimensions*
Dining Kitchen	*3.53m x 3.80m (11'7" x 12'6")*
Bathroom	*2.74m x 2.34m (9' x 7'8")*
First Floor Landing	
Bedroom 1	*4.23m x 4.99m (13'11" x 16'4") max dimensions*
Wc	*1.51m x 0.83m (4'11" x 2'9")*
Bedroom 2	*3.00m x 3.29m (9'10" x 10'10")*
Bedroom 3	*3.02m x 2.32m (9'11" x 7'7")*

Agents Note

Please note the information we hold is provided by Eden Midcalf, joint selling agent.






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