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Dyffryn Twrog, Upper Llandwrog, Caernarfon, Gwynedd, LL54 7RD

Asking Price: £475,000

EPC Rating: C

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Summary

If you are looking for a spacious family home in a rural setting, here is the perfect property for you. Located on the edge of the hillside village of Fron, this attractive Detached stone cottage has been extended in the past and enjoys stunning views towards the coastline and Anglesey in the distance. Approached along country track, Dyffryn Twrog enjoys an idyllic position surrounded by approximately 2.2 acres of land that is divided into several paddocks. The traditional stone built accommodation briefly consists of a welcoming Entrance Porch that leads into a comfortable Lounge with a large Inglenook fireplace, surrounding a cast iron log burner that sits upon a tiled hearth. Off the Lounge is a 2nd Sitting Room/ Single Bedroom. On the opposite side is a light and spacious kitchen/Diner that is fitted with a range of cream coloured units, topped with a grey work surface. The Kitchen is also equipped with an electric oven and hob as well as a dishwasher point and a washing machine connection. Beyond the Kitchen are 2 very spacious Double Bedrooms, both served by a stylish Shower Room. Completing the accommodation is a delightful Sun room with a set of patio doors and a wide window that offer far reaching sea views. The property has an air source heat pump with solar panels and has been fully insulated. Outside are several paddocks, covering approximately 2.2 acres. In addition you will also find a large Barn/Stable and several garden stores. Closer to the house is a cottage garden where you can sit and admire those amazing sunsets. We highly recommend you book a viewing soon to fully appreciate this rare opportunity in a stunning location.

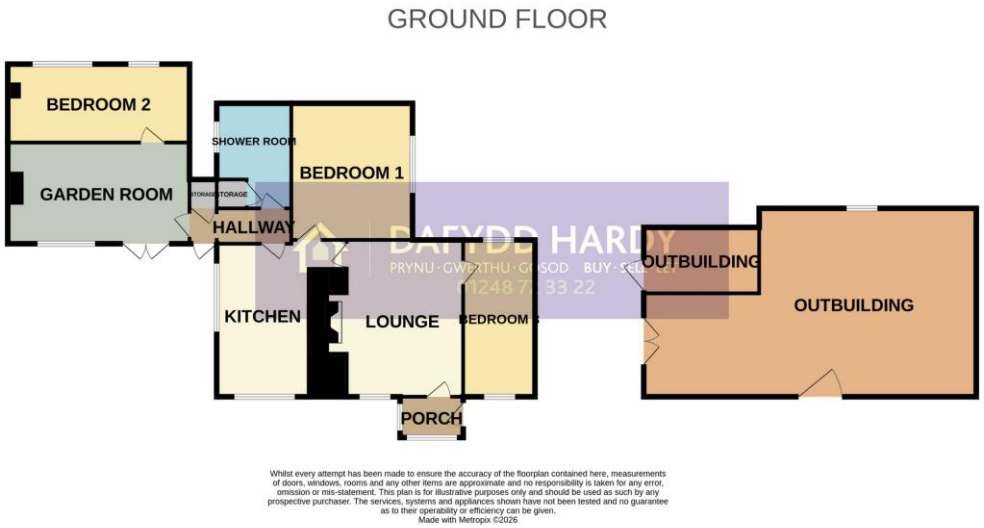
Directions

From our Caernarfon office take the main road towards Porthmadog. At the Roundabout for Groeslon take the first exit and follow the road through the village, continuing up the hill to Carmel. At the Crossroads in Carmel continue up the hill, passing over a cattle grid. Ater a short distance the track for Dyffryn Twrog will be on your left, just on the brow of the hill.

What3words reference…labels.twitches.fragment

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Private Drainage.
Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.



Heating

Air source heat pump and solar panels. 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 C.

Energy Performance Rating

The property has the following EPC rating: C. See EPC report for full information.

Agents Note

We have been informed by the vendor that there is insulated cladding on part of the building.













Porch	
Lounge	*4.42m x 5.09m (14'6" x 16'8") max dimensions*
Bedroom 3	*2.33m x 5.09m (7'8" x 16'8")*
Kitchen	*4.22m x 5.09m (13'10" x 16'8") max dimensions*
Bedroom 1	*3.94m x 4.43m (12'11" x 14'6")*
Hall	
Shower Room	*2.42m x 3.41m (7'11" x 11'2") max dimensions*
Garden Room	*5.90m x 3.29m (19'4" x 10'10") max dimensions*
Bedroom 2	*5.90m x 2.54m (19'4" x 8'4") max dimensions*
Outbuilding 1	*10.80m x 6.11m (35'5" x 20'1") max dimensions*
Outbuilding 2	*3.75m x 2.14m (12'4" x 7')*

- Extensive Detached Stone Cottage
- Approx. 2.2 Acres
- Sea & Mountain Views
- Generous Size Lounge With An Inglenook Fireplace
- Spacious Fitted Kitchen/Diner
- 3 Double Bedrooms
- Modern Shower Room
- Long Garden Room
- Extensive Barn
- Viewing Highly Recommended









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