



CEFN COED

RHOSLAN

DAFYDD HARDY

COAST & COUNTRY

CEFN COED



Positioned in an enviable semi-rural setting, this beautiful period three Bedroom Stone Cottage has been thoughtfully extended and fully renovated, offering spacious and versatile accommodation throughout. The property combines character features with modern comforts and enjoys far-reaching views across the surrounding fields towards the distant Eryri (Snowdonia) mountain ranges.

The accommodation includes a welcoming Lounge with multi-fuel burning stove, a spacious Kitchen/Diner with dual patio doors providing a wonderful connection to the gardens, three well-proportioned bedrooms and a family bathroom. Externally, the property is complemented by beautifully maintained gardens offering colour and interest throughout the year, a dedicated vegetable-growing area and a good-sized block-built studio. Located in Rhoslan, the cottage enjoys a peaceful position surrounded by open farmland, yet is only a few miles from the popular seaside village of Criccieth.

This provides an ideal opportunity to enjoy a semi-rural lifestyle while remaining within easy reach of a range of local amenities. Criccieth offers a good selection of independent shops, cafés, a traditional butcher and bakery, leisure facilities, a recently built primary school, sandy beach, historic castle and railway station. A wider range of supermarkets and other amenities can be found in nearby Porthmadog.



The property is entered via a Porch, currently utilised as a Boot Room, with tiled flooring and a door leading into the spacious Kitchen/Diner. The Kitchen is positioned to the right and is fitted with a range of oak cabinetry, black quartz worktops and a Belfast-style sink. Integrated appliances include a Bosch hob, NEFF double oven and 70/30 fridge/freezer, while plumbing is provided for a washing machine. To the left is the Dining Area, where dual patio doors open directly onto the terrace/patio and front garden. This creates a particularly attractive flow between the indoor and outdoor spaces and makes the room ideal for entertaining. Continued tiled flooring is present from the porch.



An Inner Hallway, with loft access, provides access to the Lounge, three Bedrooms and family Bathroom. The generous Lounge is positioned to the left of the hallway and retains a wealth of character, including the original fireplace housing a multi-fuel burning stove. A side window provides natural light, while a further door opens onto the front garden and takes advantage of the property's south-facing aspect and views.





Bedroom 1 is a particularly characterful room, retaining sections of the original stone walls which provide a glimpse into the property's historic origins. Dual rear windows enjoy a lovely outlook across the surrounding fields towards the Eryri mountain range.

Bedroom 2 is currently utilised as a versatile Hobby/Activity Room and benefits from a built-in storage cupboard housing the air source heat pump water cylinder, together with a side-facing window. Bedroom 3 has a rear-facing window and is currently used as a Dressing Room. This room also provides access to a loft. The accommodation is completed by the family Bathroom, fitted with a rain shower over a P-shaped bath, W/C, washbasin and heated towel rail. The room benefits from quarry-tiled flooring and tiled walls.







Outside, the property is approached via a shared concrete track which winds through a series of fields and gates, reinforcing the peaceful and rural character of the setting. The final section of the approach comprises a gravel driveway leading to the side of the property, providing off-road parking for at least three vehicles. The grounds wrap around the property and have been beautifully maintained, with an excellent variety of shrubs, plants and established planting providing colour and interest throughout the year. Despite their impressive appearance, the gardens are designed to be low maintenance. To the front is a sizeable lawn, with a dedicated vegetable-growing area to the left incorporating a greenhouse, raised vegetable beds and protective cage. Outside the Kitchen/Diner is a rustic terrace and patio area, providing an ideal BBQ and seating space from which to enjoy the south-facing aspect across the gardens, perennial planting and shrubbed area and surrounding fields. To the right-hand side of the property is a further sizeable lawn enclosed by hedgerow, together with a fruit-growing area providing seasonal interest. Beyond this is a substantial block-built studio, offering a versatile additional space. The studio is fitted with a log-burning stove and benefits from double doors and two large south-facing windows, creating a bright and adaptable room suitable for a variety of uses. To the rear of the studio are several garden sheds, providing useful additional storage for gardening equipment, tools and outdoor furniture. To the rear of the property, a section of lawn with wildflower borders lead up to the side and studio entrance.

The property further benefits from re-roofing and rewiring, an 8.5kW air source heat pump and uPVC double glazing throughout. Early viewing is highly recommended to fully appreciate the quality, setting, gardens and far-reaching views this exceptional property has to offer.

DIRECTIONS

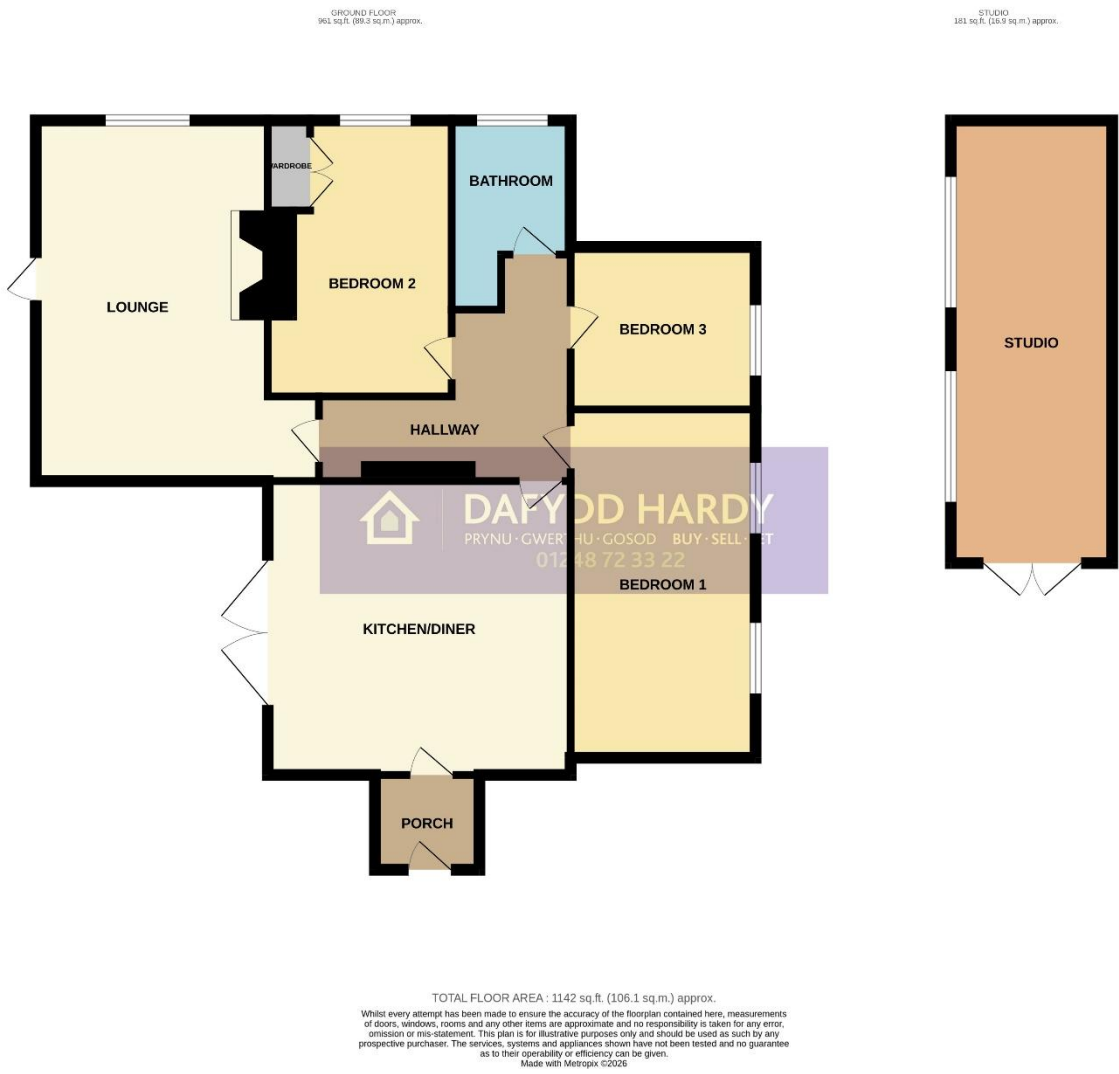
From our Caernarfon office, follow the A487/A4871 in the direction of Porthmadog. Shortly after passing through the village of Bryncir, take the next turning on your right onto the B4411 signposted Criccieth. Proceed through Rhoslan, passing a turning on your right for Llanystumdwy and after a straight stretch of road, the road bends to the left with the entrance to a caravan park on your left. Just a few yards beyond turn left onto a private track and proceed for approximately ½ mile. After passing the property and farm barns, head through the metal gate down the gravel track and the property is located at the end.

What3Words: hedgehog.afterglow.petition



PROPERTY FEATURES

Porch			
Lounge	5.24m x 4.31m (17'2" x 14'2") Max	Bedroom 2	4.23m x 2.85m (13'11" x 9'4") Max
Kitchen/Diner	4.68m x 4.53m (15'4" x 14'10")	Bedroom 3	2.78m x 2.50m (9'1" x 8'2")
Inner Hall		Bathroom	2.94m x 1.72m (9'8" x 5'8") Max, L-Shaped
Bedroom 1	5.31m x 2.86m (17'5" x 9'5")	Studio	6.80m x 2.47m (22'4" x 8'1")



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Tenure / Heating / Services

We have been informed the tenure is freehold with vacant possession upon completion of sale.
Vendor's solicitors should confirm title.

We are informed by the seller this property benefits from Mains Water, Electricity, and Private Drainage. Air Source Heat Pump Heating. The agent has tested no services, appliances or central heating system (if any).

The vendor has informed us that the property benefits from full fibre broadband (FTTP). Ofcom checker suggests outdoor mobile coverage is likely.

Agents Note

We have been informed by the vendor that the property benefits from right of way for all purposes with or without vehicles to the property and across Cefn Isa.

EPC Band: E – Council Tax Band: D

Cefn Coed, Rhoslan, Criccieth, Gwynedd LL52 0NB

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