



**Tan Y Dderwen, Nant Ffrancon, Ogwen Valley, Bethesda, LL57 3LX**  
**£475,000**



Tan Y Dderwen is a beautifully presented and refurbished detached character cottage, located along the A5 and boasting magnificent mountain views right on it's doorstep, this property is certainly worthy of inspection. Rich in history and believed to be a former coaching Inn, the property briefly comprises of; lounge diner with 'Charnwood' stove, kitchen breakfast, Inner hall, shower room/WC, ground floor bedroom and stairs up to an open plan lounge/kitchen (potential 4th bedroom) with side door to raised decked area with Hot Tub. From the lounge diner the main stairs leads to a further spacious living room (potential bedroom 3) with door to the Principal bedroom with en-suite and walk-in wardrobe. Externally the property enjoys ample off road parking, landscaped gardens with various seating areas to take in the views and in addition a superb purpose built timber framed raised/covered decked area enjoying panoramic mountain views, considered a perfect area to relax and unwind. The current layout of the accommodation provides the opportunity for the current owners to let part of the cottage out as a luxury 1 bedroom self contained holiday annexe. Nant Ffrancon is a beautiful valley in the Snowdonia National Park between Bethesda and the Llyn Ogwen. Surrounded by the Snowdonia mountains the area is considered highly sought after and popular with ramblers and outdoor pursuit enthusiasts. Just a couple of miles drive gives the discerning buyer convenient access to the A55 Expressway and the nearby University City of Bangor with train station making it an easy commute to nearby towns and cities. The town of Bethesda is within walking distance of the property offering cafes, bars, convenience stores and the renowned Zip Wire attraction. Early Viewing Highly Recommended.

## Ground Floor

### Entrance

Timber entrance door with small inset glazed window with leaded lights.

### Lounge Diner

5.05 x 4.34 (16'7" x 14'3")

Attractive exposed stone inglenook housing 'Charnwood' multi fuel stove set on slate hearth. Exposed beams to ceiling with inset downlights and insulated timber flooring. Timber framed double glazed front aspect window with shutters and PVC double glazed window to the rear elevation. Balustrade staircase to the first floor.

### Kitchen

5.02 x 2.76 (16'6" x 9'1")

A Character kitchen with fitted shaker style units finished with timber work tops, some recycled from church pews with slate splash backs. Inset Belfast sink with monobloc mixer tap. Space for washing machine, dryer, fridge and slim-line dishwasher. Slot-in 'Leisure Gourmet Classic' double oven. Timber framed double glazed window to front elevation with shutters and PVC double glazed window to the rear. Electric storage heater with decorative cover. Insulated timber flooring and exposed beams to ceiling with inset downlights. Timber door to:

### Inner Hall - Annexe

2.28 x 1.59 (7'6" x 5'3")

Cloaks cupboard housing electric meters. Newly fitted tile effect vinyl flooring and timed under floor heating. PVC double glazed rear exit door. Stairs up to first floor.

### Shower Room/WC

2.18 x 1.96 (7'2" x 6'5")

Quality suite comprising: Tiled double shower cubicle with glass screen and 'Shower Force' thermostatically

controlled shower unit, pedestal wash basin and WC with button flush. Tiled flooring and timed under floor heating, PVC double glazed window, extractor, electric radiator and downlights.

### Ground Floor Bedroom

3.27 x 2.51 (10'9" x 8'3")

Double bedroom with built-in storage cupboard, front and rear windows, electric radiator, laminated flooring and downlights to ceiling.

## First Floor

### Open Plan Lounge Kitchen Diner

4.98 x 3.42 (16'4" x 11'3")

Currently fitted with a compact kitchen comprising: Beech work top with inset 2 ring ceramic hob and single drainer sink unit with mixer tap and slate splash back. Under counter cupboards, built-in microwave oven and fridge freezer. Exposed beams, pendant light and reclaimed oak floor boards. Ample built-in storage cupboards. Front and rear windows, Velux window and side exit door to the raised decked seating area with access to the hot tub. (This room could easily be utilised as a 4th bedroom)

## Main House First Floor

### Open Plan Lounge/Bedroom 3

5.14 x 4.55 (16'10" x 14'11")

Spacious room with window to front and two rear elevation windows. A attractive cast iron fireplace with slate hearth and exposed timber flooring. Feature vaulted ceiling with exposed purlin's and inset downlights. Electric storage heater with decorative cover. (Could easily be converted into one large bedroom or even two single bedrooms). Door to:

### Principal Bedroom

4.05 x 2.73 (13'3" x 8'11")

Front aspect timber framed double glazed window. Exposed beams, timber flooring, two pendant lights and electric storage heater with decorative cover.

### En-Suite Shower/WC

Door within the bedroom area to en-suite with corner shower cubicle and combination space saving WC/Wash hand basin.

### Walk-In Wardrobe

2.75 x 0.95 (9'0" x 3'1")

With sliding door and PVC double glazed window to the rear elevation.

## Outside

A wide plot standing in of approximately just over half an acre backing onto the hillside with pedestrian access gate and vehicular access gate providing ample parking and easy access to the property. Nicely landscaped gardens with lawns, feature pathways and ample seating areas to take in the views and store sheds. In addition the current owners have built a stunning raised timber decked area with canopy and private screen to relax, entertain, unwind and enjoy the panoramic mountain and countryside views. Viewing necessary to fully appreciate.

## Tenure

Understood to be Freehold and to be confirmed by the vendors solicitor.

## Services

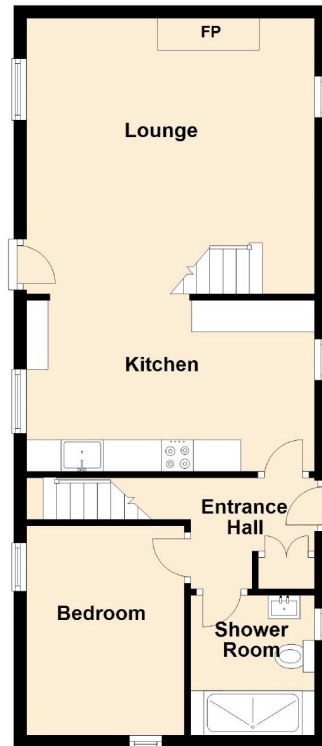
Mains electricity and drainage.  
Private water supply.  
Super Fast Broadband Connected.

## Energy Performance Rating

Band F.

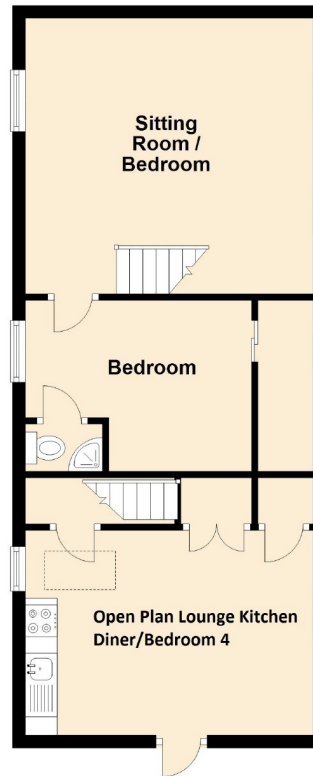
### Ground Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



### First Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



Total area: approx. 102.0 sq. metres (1097.5 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

#### MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold.  
All prices quoted are subject to Owner's acceptance and to the property being unsold.



