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Penisarnant Cottage, Nant Ffrancon, Bethesda, LL57 3LJ

£299,950

A delightful semi detached character cottage set within the picturesque valley of Nant Ffrancon, enjoying mountain views and having a generous woodland garden, being formerly part of the Penrhyn quarry estate. The accommodation briefly comprises of: Conservatory, feature kitchen, lounge with multi fuel stove, modern wet room/WC and two double bedrooms.

The property benefits from PVC double glazing, solid fuel heating and partial under floor electric heating. Externally the property offers immediate walled lawn garden, flagged patio area, summer house/shed with Hot Tub and off road parking for four vehicles with car port.

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.



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.

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Conservatory

3.72 x 1.79 (12'2" x 5'10")

PVC double glazed entrance door to the PVC double glazed lean to Conservatory. Currently utilised as a sitting room, which can also be used as a dining room. Benefiting from thermostatically controlled under floor heating to the tiled flooring and french doors opening to the rear walled private patio garden area. Feature slate shelf, wall light point and ample power points. Timber glazed doors opening to:

Kitchen/Breakfast Room

4.46 x 2.17 (14'8" x 7'1")

Certainly a talking point when you enter the breakfast kitchen is the arched ceiling with inset downlights. Fitted with white fronted high gloss base storage units finished with slate work tops and upstands with feature inset lighting. Belfast sink with mixer tap and slate surround drainer. Recess for stand up fridge freezer and plumbing for washing machine and slim-line dishwasher. Built-in Hotpoint double oven, Zanussi gas hob with glass/stainless steel canopy extractor over. Tiled flooring with under floor heating. Two PVC double glazed windows. Steps leading up to the Lounge.

Lounge

4.64 x 3.42 (15'3" x 11'3")

A comfortable lounge area with inglenook fireplace having attractive decorative slate surround, housing 'Hunter Herald 8' cast iron multi fuel stove set on slate hearth (Serving domestic hot water and heating). Exposed flooring and beams with five inset downlights. Three wall light points. Recess housing hand made display cabinet. Stairs leading up to the first floor landing with storage cupboard beneath. PVC sash window with slate sill to front elevation framing garden woodland views beyond. Timber door to:

Wet Room/WC

2.18 x 1.95 (7'2" x 6'5")

A modern suite comprising a walk-in shower area with glass screen and thermostatically controlled shower unit. Wall mounted vanity unit with water fall mixer tap and mirror with integrated shaver point/light over. Button flush WC. High gloss fronted wall mounted storage unit. Traditional towel rail radiator and thermostatically controlled electric underfloor heating. Wood effect tiled flooring, PIR light and 6 inset downlights to ceiling. Rear aspect PVC double glazed window.

First Floor Landing

Rear aspect PVC double glazed window with slate sill. Door to Bedroom 2 and steps up to:

Bedroom 1

4.63 x 3.30 (15'2" x 10'10")

Attractive vaulted ceiling with exposed beams, purlins and Velux window. Original feature fireplace with slate surround. Exposed timber flooring. Built-in storage cupboards and over head storage. Pendant light, three downlights and radiator. Front aspect PVC double glazed sash window.

Bedroom 2

4.63 x 2.59 (15'2" x 8'6")

Exposed beams and purlin to sloping ceiling with two Velux windows and five downlights. Exposed timber flooring, two radiators and PVC double glazed window to the rear with slate sill framing distant mountain views.

Outside

Enjoying generous gardens, which consists mainly a wooded area with decked seating area to take in the views, crushed slate parking area for four cars with car port, log store and greenhouse. To the immediate property there is a small lawned garden to the front and rear flagged patio area with raised beds and inset lighting. Viewing necessary to fully appreciate.

Summer House/Shed

4.88 x 3.57 (16'0" x 11'9")

A detached timber framed summer house with power and light. Currently housing the large Hot Tub (available by separate negotiation). Double doors opening to external decked area, adjoining recessed storage area and door to attached store shed 3.59m x 1.94m.

Tenure

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

Services

Mains electricity.

Private water supply.

Private Drainage System - Biological Sewage Treatment Plant - Located next door and shared.

Council Tax

Band C.

Energy Performance Rating

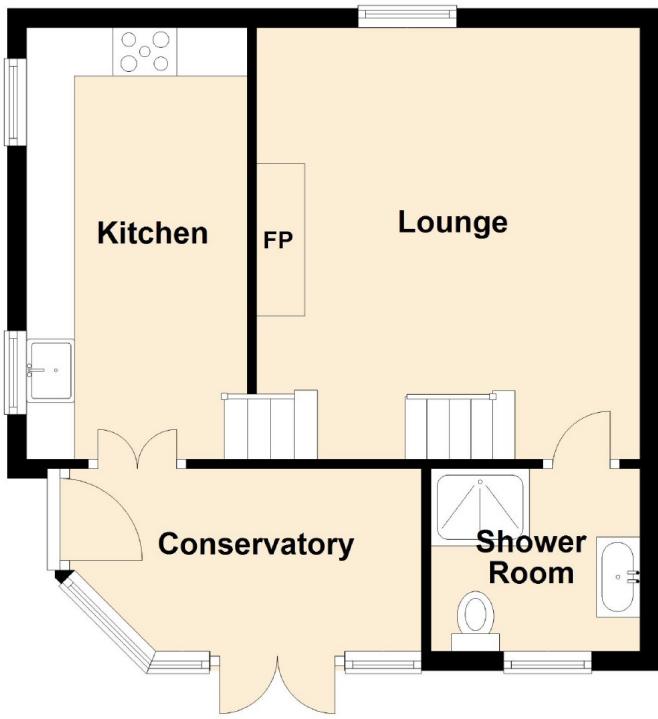
Band E.



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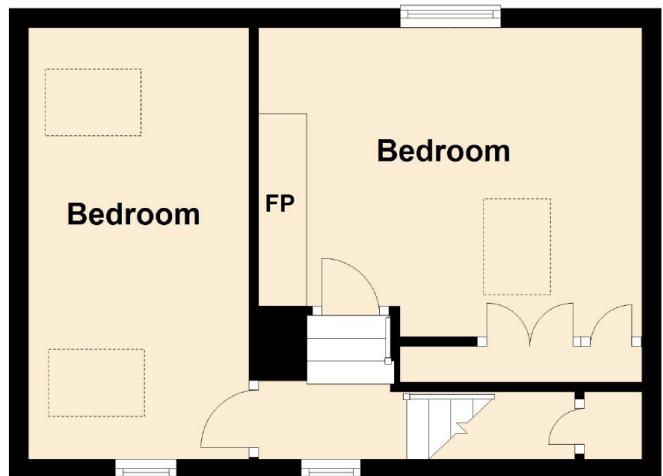
Ground Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



Total area: approx. 69.0 sq. metres (743.0 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.

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