



## The Smallholding Centre

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## 3 Bed Detached House

# £339,950



## Bont Fechan Cottage, Llanystumdwy Criccieth, LL52 0LS

A charming 2/3 bedroom detached character Cottage with no immediate neighbours and located just over 2 miles to the very popular and pretty little coastal town of Criccieth which has a lovely beach and the medieval Castle along with lots of traditional shops to enjoy. In the Cottage there is a sun room, porch, lounge with conservatory leading off, large kitchen / diner, sitting room / bedroom 3, utility, breakfast room, a study/workshop to the rear and a loft room with drop down ladder, on the first floor there are a further two double bedrooms (both with views over open fields) and a bathroom. Outside there is off street parking for several cars together with a large detached garage, outside loo, lawned gardens areas to the front and rear with small summer house and views over open farmland to the side.

## Key Features

2/3 Bedroom Cottage

Lots Of Off Street Parking

Just Over 2 Miles To Criccieth Beach

No Immediate Neighbours

Large Detached Garage

Views Over Fields To Side

Large Kitchen / Diner

Energy Rating: F



## Ground Floor

**Accommodation** - Entrance via UPVC double-glazed door to:

**Sun Room** - 11' 6" x 5' 6" (3.53m x 1.68m) With double-glazed doors to the front, window to side.

**Porch** - 4' 1" x 6' 9" (1.27m x 2.08m) With double-glazed window to rear, double-glazed door into:

**Inner Hallway** - With access to loft space, wall-mounted LPG boiler, radiator, door into porch and door to:

**Lounge** - 12' 10" x 16' 1" (3.93m x 4.92m) With double-glazed window to side, wood-burning stove, double-glazed doors into:

**Conservatory** - 12' 10" x 9' 6" (3.93m x 2.92m) With double-glazed windows to the front and side and double-glazed door out to gardens, ceiling fan/light.

**Kitchen / Diner** - 13' 10" x 16' 11" (4.24m x 5.18m) With double-glazed window to the side overlooking the surrounding countryside, a range of wall and base units with work surfaces around, 1.5 bowl sink, built-in electric oven with hob and extractor hood above, door to inner hallway and door into:

**Breakfast Room** - 5' 3" x 14' 6" (1.62m x 4.44m) With timber double-glazed window to side with views over the surrounding countryside, radiator, door into:

**Utility** - 6' 5" x 4' 11" (1.98m x 1.52m) With window to side, space and plumbing for washing machine with work surface over, sink/drain unit, tiled floor, door into:

**Study / Workshop** - 15' 5" x 7' 8" (4.72m x 2.36m) A useful room which could be used for a variety of purposes with double-glazed door out to rear, window to rear.

**Hallway** - With door out to side, staircase to first floor

**Sitting Room / Bedroom 3** - 11' 10" x 9' 8" (3.63m x 2.97m) With double-glazed window to front, under stairs storage space, radiator, 2 built-in decorative alcoves, tiled flooring.

**Bedroom 2** - 12' 4" x 12' 11" (3.76m x 3.94m) With double-glazed window to the side, again with views over the surrounding countryside, radiator.

## First Floor

**First Floor** - Accessed via staircase in hallway and giving access to:

**Landing Area** - With built-in storage cupboard, access to loft space, door to:

**Bedroom 1** - 12' 7" x 12' 11" (3.86m x 3.96m) With double-glazed window to the side providing views over the surrounding countryside, radiator.

**Bathroom** - 8' 11" x 5' 10" (2.74m x 1.8m) With part-obscured double-glazed window to side, low level flush WC, panelled bath with shower over, wash hand basin set in vanity unit, laminate flooring, radiator.



Main View 2



Entrance to Property



Another Main View



Bont Fechan Cottage Plaque



## Exterior

**Externally** - Approached via a gated entrance into a spacious parking area adjacent to the house and garage with two lawned areas to the front and rear with lovely rural views over farmland to the side.

**Detached Garage** - A good sized garage of block construction with electric roller door to the front and pedestrian side door.

**General Information** - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), LPG central heating.

Council Tax: Band E, Gwynedd County Council

**Directions** - From Dolgellau, take the A470 north towards Porthmadog. Stay on this road for 15 miles, after passing Trawsfynydd this road changes to the A487. Stay on this road for a further 10 miles and then take the left turn for Criccieth on the A497. Stay on this road through Criccieth and Llanystumdwy. After leaving Llanystumdwy, go over Afon Dwyfor and continue for 1km, passing the cemetery on the right hand side and Bont Fechan Cottage is the next property on the right-hand side.

Grid Ref: SH462380

What3Words: router.circular.overheat



Sun Room



Lounge



Lounge - Another View



Conservatory





Kitchen / Diner



Kitchen / Diner - Another View



Kitchen / Diner - Another View



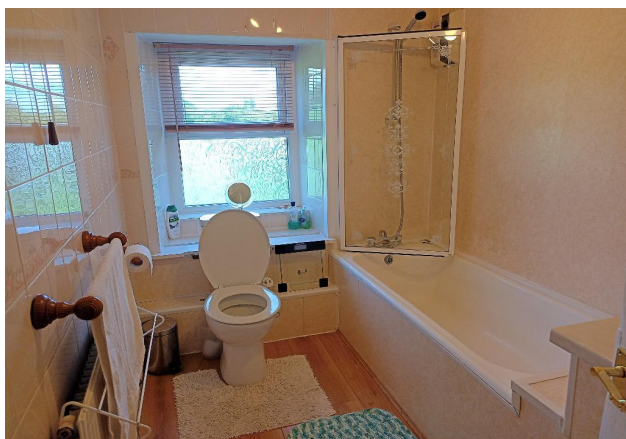
Sitting Room / Bedroom 3



Bedroom 1



View From Bedroom 1



Bathroom



Bedroom 2





View From Bedroom 2



Study



Loft Room



Loft Room - Another View



Detached Garage



Garage - Inside View



Front Gardens



Sun Room and Outside WC





Rear Gardens



Outside WC



Another View



View from Roadway

# Floorplans

## Bont Fechan Cottage

Ground Floor Plan



First Floor



# Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83  B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27  F	
1-20	G		