



Coed Gadlys , Menai Bridge, LL59 5SE

£650,000

A delightfully charming detached cottage of character being the former Head Gardener's cottage for the Gadlys Estate, and situated in a small and select development of country cottages in this rural hamlet, yet only 3 miles to Menai Bridge and about 5 miles to the University City of Bangor.

Coed Gadlys has been significantly upgraded over the last 3 years, but with emphasis to retain as many original features such as the delightful polished timber wood block floors. The farmhouse style kitchen has an Aga, while the spacious gardens have been extensively landscaped, with a new detached garage provided.

The cottage has four reception rooms, a Conservatory, farmhouse style kitchen, four bedrooms and two bathrooms. It has oil central heating and spacious gardens to give ample off road parking together with a garage/workshop.

Most worthy of inspection to appreciate the wealth of features available to this property.

Reception Hall 16'7" x 12'0" (5.08 x 3.66)

A large reception area presently used as a sitting room having a distinctive natural slate former fireplace surround and hearth. A most attractive feature of this room (and the majority of the ground floor) is the distinctive and original exposed woodblock floor in a polished herringbone pattern. Other character features include the original hardwood front door with brass fittings, two Victorian style radiators, dado rail, and staircase to the first floor with wall cupboard.

Living Room 26'2" x 12'7" extending to 19'2" (8.00 x 3.85 extending to 5.85)

Formerly two rooms opened up into one, but giving the feel of having two separate living areas, The smaller Snug area has a timber surround fireplace opening with wood burning stove on a slate hearth. The larger living area has double opening doors to an adjoining paved patio with trellis. A feature of both areas is again the exposed herringbone woodblock floor, while there are two Victorian style radiators, timber paneling to one wall and full length fitted library and display shelving to another wall, together with a further alcove recess. Brass pendant and wall light fittings.

Dining Room 16'6" x 10'0" (5.05 x 3.05)

Adjoining the kitchen and with a herringbone woodblock floor covering. Full height library shelving to one wall and further display recess. Victorian radiator and double opening doors to:-

Conservatory 15'1" x 7'3" (4.60 x 2.21)

Having a double glazed surround to three sides and enjoying a delightful rural and private aspect over the rear garden towards adjoining farmland. Quarry tiled floor and door onto a large paved rear patio area.

Kitchen/Breakfast area 18'2" x 10'8" (5.56 x 3.26)

A spacious and light area having a good range of painted timber units in an "off white" finish with contrasting solid timber worktop surfaces and tiled surround. Matching Island unit with inset ceramic cooking hob while there is also a feature oil fired Aga in a red enamel finish with timber shelving over. Belfast sink with mono bloc tap under a rear aspect window enjoying a peaceful rural aspect over the garden and open countryside, while there is further daylight from a velux roof light. Quarry tiled floor, Victorian radiator.

Rear Porch

With outside door and access to:-

Utility/Shower Room 9'6" x 6'10" (2.90 x 2.10)

Having a modern shower enclosure with glazed shower screen and tiled surround as well as a partitioned WC with wash basin and oil fired central

heating boiler. Utility cupboards and worktop with space under for a washing machine. Quarry tiled floor.

First Floor

Split level Landing

with sky light and radiator and walk in Airing Cupboard with shelving.

Bedroom 1 14'9" x 12'2" (4.50 x 3.71)

A charming bedroom with part vaulted ceiling and two side aspect windows. Fitted wardrobe and two radiators.

Bathroom 8'0" x 6'11" (2.46 x 2.13)

Having a white suite comprising of a timber paneled steel bath with electric shower over and glazed shower screen. Wash basin with shaver point over and WC. Tiled and part timber paneled walls and tiled floor. Access to the roof space, radiator.

A feature of the bathroom is the contemporary apex double glazed window which gives a fine view over the garden and adjacent fields.

Bedroom 2 12'5" x 9'10" (3.80 x 3.00)

With a part vaulted ceiling, fitted wardrobe and cupboard, and cast iron former fireplace surround.

Bedroom 3 12'0" x 8'0" (3.66 x 2.44)

Again with a high ceiling and front aspect window with radiator under.

Bedroom 4 8'9" x 7'4" (2.67 x 2.26)

having a wardrobe recess and side aspect window with radiator under.

Outside

The grounds at Coed Gadlys are one of its main attractions being originally the Head Gardener's house for the Gadlys estate.

A good tarmac drive leads through the former estate, shared with other select residences in a gated community style development with Coed Gadlys located near the end of the cul de sac opposite the Clock Tower. The drive leads to a large graveled private parking area, being gated and giving parking for up to six cars, and also gives access to the Garage.

To the front is a stone paved patio with wrought iron railings and access to the front door.

The main gardens are found to the rear and sides of the house having been extensively upgraded by the present owners to include a large paved patio area adjacent to the Conservatory which enjoys a sunny and private south westerly aspect and of a good size to allow for outdoor entertaining. There is also a further morning patio area adjacent to the living room double doors with trellis over.

The gardens to the rear are mostly in a "cottage style" laid to lawn to include several mature trees and adjoins open farmland. Included are two timber

garden sheds with electricity connected and a small timber greenhouse.

Detached Garage/Workshop 21'7" x 11'5" (6.60 x 3.50)

Being newly built having timber double opening doors to the front and personal door to the rear. Power light and several windows provided.

Tenure

The property is understood to be freehold and this will be confirmed by the vendors' conveyancer.

Services

Mains water, drainage and electricity.
Oil fired central heating system.

Energy Performance Rating

Band F.

Council Tax

Band F.

Floor Plan



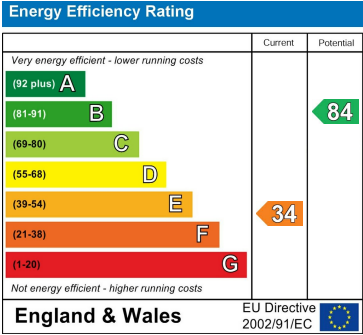
Total area: approx. 181.2 sq. metres (1950.7 sq. feet)

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.

Area Map



Energy Efficiency Graph



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