



Homestead 9 Treferwydd

Llangaffo, Gaerwen, LL60 6AQ

£395,000



A charming double fronted end terrace three bedroom country cottage situated in a rural location on the edge of the village enjoying a fine southerly aspect to the rear with fine views of the Snowdonia mountain ranges. The property has been upgraded to retain many character features, and has the special feature of a large rear garden. Traditionally built from stone and slate the accommodation briefly comprises of an entrance porch, lounge with AGA multi fuel stove, Karndean wood flooring continuing through to the inner hallway and spacious dining room. To the rear is a good size, fully fitted Kitchen with light wood units, Belfast sink, topped with granite work surfaces and space for a dining table. The Kitchen is equipped with an integrated fridge, freezer, slim-line dishwasher and washing machine as well as an electric/gas Rangemaster Toledo cooker. Completing the ground floor is a small separate WC/cloakroom and for entertainment a Bang & Olufsen sound system. Upstairs are 3 Bedrooms, the Principal Bedroom enjoying en-suite shower/WC facility and with by-folding doors allowing easy access to the balcony with stunning views. Spacious guest bedroom and third bedroom being a spacious single. Off the first floor landing there is also a tiled Bathroom that is fitted with a freestanding claw foot bath, WC and wash hand basin. The property has uPVC double Glazing throughout and for those colder months there is a LPG gas Central Heating system. Externally the property benefits from ample parking, generous rear garden and single garage. Viewing is highly recommended to fully appreciate this lovely home in its unique setting with an panoramic view of the mountains of Snowdonia. Available furnished by separate negotiation.



Entrance Porch 4'2" x 3'10" (1.29 x 1.17)

With a slate pitched roof and composite double glazed door. York stone flooring, pendant light and timber door opening to the lounge.

Lounge 14'2" x 13'10" (4.33 x 4.23)

Having exposed stone chimney breast with timber mantel and recess housing the AGA multi fuel stove set on slate hearth. Karndeian wood effect floor covering continuing through to the hallway and dining room. Timber framed double glazed sash window to the front elevation. Radiator and two inset downlights to ceiling. Recess with slate shelf and plinth cupboard housing the electric meter and consumer unit. Oak staircase leading up to the first floor. Timber door to:

Inner Hallway 15'4" x 5'5" (4.69 x 1.66)

With large opening and step down to the kitchen diner and further opening to the dining room. Four inset lights to ceiling and radiator. Timber door to:

Separate WC 5'6" x 2'11" (1.69 x 0.91)

With button flush WC and pedestal wash hand basin with mixer tap. Chrome towel radiator, Karndeian flooring, extractor fan, ceiling light and side window.

Kitchen Diner 18'7" x 9'2" (5.67 x 2.81)

Comprising: Light wood fronted wall and base storage units, belfast sink with mixer tap, granite work surfaces and space for a dining table. Equipped with Neff integrated fridge, freezer, slim-line dishwasher and washing machine as well as an electric/gas Rangemaster Toledo cooker. Tiled flooring, under unit lighting, 15 downlights and radiator. Rear aspect sash window and double doors opening to the rear garden area.

Dining Room 14'8" x 10'3" (4.48 x 3.13)

A spacious room with front aspect double glazed sash window. Two pendant lights and radiator.

First Floor Landing

Having pendant light, two downlights, heat sensor and digital thermostat.

Principal Bedroom 14'6" x 10'4" (4.42 x 3.17)

Having four pane by-folding double glazed doors to the balcony area. Door to eaves storage area, carpeted with light and wall mounted Worcester LPG combination boiler. Provision for wall mounted television. Radiator, five downlights and wall mounted digital thermostat. Timber door to en-suite.

Balcony Area 10'1" x 7'1" (3.08 x 2.16)

Providing a spacious area to relax and take in the panoramic views over open countryside and the Snowdonia mountain range. Finished with timber hand rail, composite decking and wall light.

En-Suite 5'5" x 4'5" + recess (1.66 x 1.36 + recess)

Modern suite comprising: Button flush WC, wall mounted Roca sink with mixer tap and mirror with light above. Fully tiled walls and flooring. Recess with glass door to the shower area having thermostatically controlled Aqualisa shower unit. Chrome towel radiator. Three down lights to ceiling and Velux window.

Bedroom 2 14'8" x 10'2" (4.49 x 3.10)

Spacious guest double bedroom with double glazed sash window to the front elevation. Radiator and pendant light.

Bedroom 3 10'11" x 7'4" + recess (3.35 x 2.24 + recess)

Spacious single bedroom with double glazed sash window to front elevation. Radiator and pendant light.

Bathroom 7'6" max x 6'7" (2.31 max x 2.03)

Having a free standing claw foot bath with swan neck mixer tap/shower attachment, button flush WC and pedestal wash hand basin with mixer tap. Tiled flooring and decorative wall tiles. Front elevation double glazed sash window. Radiator/towel heater, extractor fan and seven downlights.

External

Off road parking to the front of the property with side gate to the side garden and rear generous lawned garden with raised decked area, domed stone/brick built pizza oven, timber log store and covered patio area providing an excellent area to entertain and take in the splendid views. The property also has the added benefit of a single garage.

Services

Mains electricity and water.
Communal private drainage and LPG tank. (metered to property).
Monthly service charge £75.

Tenure

Understood to be freehold and this will be confirmed by the vendor's conveyancer.

Energy Performance Rating

Band D.

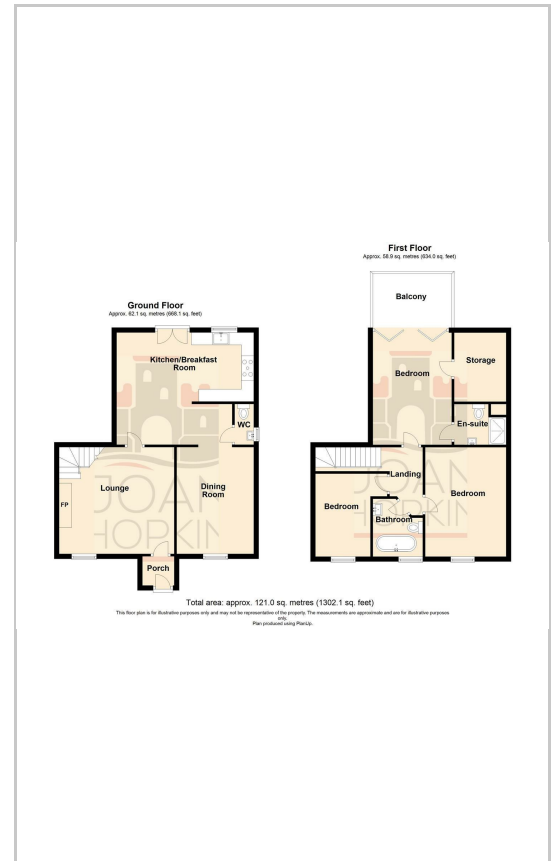
Council Tax

The rateable value is £2,125.
No rates currently payable under small business rates relief scheme.
Note future changes proposed due to this respect.

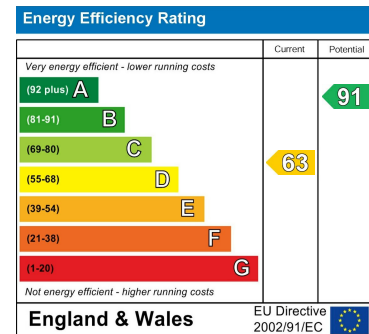
Area Map



Floor Plans



Energy Efficiency Graph



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