

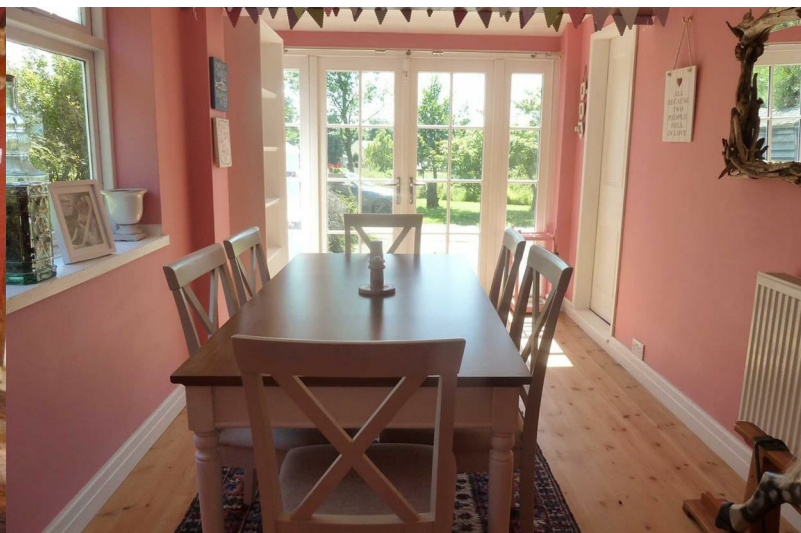


# 1 Didfa

Glanrafon, Llanged, LL58 8PD

£375,000

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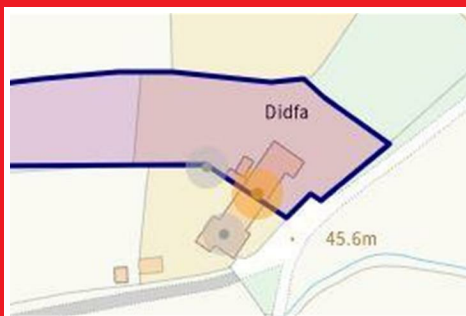




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Glanrafon, Llangoed, LL58 8PD

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## Entrance Hall

Timber door opening to the hallway with front and side elevations windows and door into the dining room. Staircase to the first floor with radiator. Wall light points, pendant light and telephone point.

## Lounge

20'11" x 12'11" (6.39 x 3.95)

Having a feature local stone fireplace with dog grate and tiled hearth. Stripped timber floorboards extending to a part partitioned study area. Two radiators, tv aerial connection. Three windows to the front elevation and one to the rear.

## Kitchen

10'9" x 8'8" (3.28 x 2.66)

With traditional style painted timber base units together with wall cupboards and to include a Reginox sink with mixer tap. Spacious larder cupboard, recess for a electric cooker, radiator. Rear window and stable door to:

## Side Hall

With Oak outside door and being the main entrance door into the property. Door to dining room and door to:

## Utility Room / Cloakroom WC

5'9" x 3'6" (1.74 x 1.07)

With recess for a washing machine, wall units and wall mounted Worcester propane gas fired central heating boiler. WC and wash hand basin. Rear window.

## Dining Room

15'1" x 8'1" (4.60 x 2.47)

A light room with double opening french style doors

with glazed side panels enjoying a southerly outlook towards the mountains. Stripped timber floorboards, exposed beams and two radiators.

## First Floor Landing

With spacious fitted wardrobe and access hatch to the roof void. Inner landing with spacious store cupboards, radiator and rear window.

## Bedroom One

14'3" x 8'2" (4.35 x 2.51)

With rear and side aspect windows enjoying a peaceful outlook over the gardens, and with radiator, tv connection and pendant light.

## Bedroom Two

11'8" x 9'7" (3.56 x 2.93)

Front aspect window with fitted shutters. Radiator.

## Bedroom Three

10'6" x 9'8" (3.22 x 2.95)

With front aspect window giving mountain views. Corner wall shelf, radiator. Spacious walk in wardrobe.

## Bathroom

7'10" x 5'0" (2.40 x 1.52)

With a white suite comprising of a bath with mixer shower attachments, button flush WC and vanity wash hand basin with mixer tap. Radiator with decorative cover. Tiled splash backs. Window with fitted shutters.

## Outside

A feature of Didfa are the extensive and well managed grounds estimated at just over half an acre. To the front is a concreted drive to give off road

parking and scope to provide further parking currently taken up by a timber shed. The gently sloping gardens have been planned and maintained to give a natural rather than over "manicured" appearance in keeping with a cottage garden with several private and well screened seating areas, to include a raised timber patio to give very fine southerly views of the mountains. The gardens are awash with extensive cottage style flowers, rockery plants, bushes and trees. There is also a good sized lawn area with timber shed and sun room. Behind the garden is a paddock of approximately quarter of an acre. Opposite the access road is a further tended area used as overspill parking and understood to be Common Land.

### Directions

From Beaumaris, drive past the Castle and continue for two miles into the village of Llangoed. Proceed through the village and at the bottom of the hill turn left sign posted Glanrafon. Continue for 0.9 miles and turn left onto a single lane, opposite the bus shelter and telephone kiosk. 1 Didfa will be seen on the right.

### Services

Mains water, electricity and drainage.  
No mains gas available.

### Tenure

Freehold.

### Council Tax

Band D.





Road Map



Hybrid Map



Terrain Map



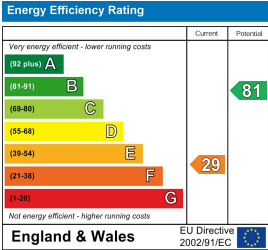
Floor Plan



Viewing

Please contact our Beaumaris Office on 01248 810847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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