



## **Glan Bethlehem Cottage Cae Gwigin, Bangor, LL57 3UU**

**Offers In The Region Of £275,000**

Located in the charming village of Talybont, near Bangor, this delightful detached and extended character property offers a perfect blend of traditional charm and modern living. The surrounding area of Talybont is known for its picturesque scenery and community spirit, making it an excellent choice for those looking to enjoy a tranquil lifestyle while still being within easy reach of Bangor's amenities approximately 2 miles away.

The property is in excellent condition (following a recent flood) and has many features including beamed ceilings, exposed timber internal doors and inglenook fireplace with multi fuel stove. Benefiting from UPVC double glazed windows, gas fired central heating, laminated oak flooring to the main ground floor accommodation, modern kitchen and bathroom/WC. The accommodation is laid out to provide lounge, dining room, breakfast kitchen, utility room, bathroom/WC and 2 ground floor double bedrooms. To the first floor crog loft accommodation there is a sitting room/study, bedroom 3 and a useful store room.

Externally the property benefits from a generous landscaped south east facing rear garden with feature pond, detached workshop backing onto open countryside.

Internal viewing highly recommended and available to purchase with no onward chain.

### Ground Floor - Entrance

PVC Wood effect door opening to the lounge.

### Lounge 14'1" x 13'3" (4.30 x 4.06)



### Bathroom 11'8" x 6'4" (3.57 x 1.94)



### Dining Room 13'7" x 8'10" (4.15 x 2.70)



### Utility Room 9'11" x 7'6" (3.04 x 2.30)



### Breakfast Kitchen 22'6" x 8'3" (6.88 x 2.52)



### Bedroom 1 14'0" x 9'1" (4.29 x 2.77)



**Bedroom 2 11'10" x 10'2" (3.63 x 3.10)**



**Crog Loft - Store Room 16'8" x 5'10" limited height (5.10 x 1.78 limited height )**



**First Floor Crog Loft - Study/Sitting Room 14'2" into eaves x 12'2" (4.32 into eaves x 3.72)**



**Outside**



Enclosed low maintenance front garden area with raised bed, pedestrian access gate opening to flagged pathway which leads to the main entrance. Side gate to one side and opening on the other leading to the generous south east facing rear garden which backs onto open fields with feature pond, flagged patios, graveled pathways, raised beds and access to the detached workshop. Benefiting from external power points, lighting and three water taps.

**Crog Loft - Bedroom 3 14'3" into eaves x 9'1" (4.35 into eaves x 2.78)**



**Detached Workshop 19'3" x 9'10" (5.88 x 3.02)**



With power, light, UPVC entrance door and windows.

**Tenure**

The property is Freehold and this will be confirmed by the Vendor's Conveyancer.

**Services**

Main water, electricity and gas.  
Private Drainage.

**Council Tax**

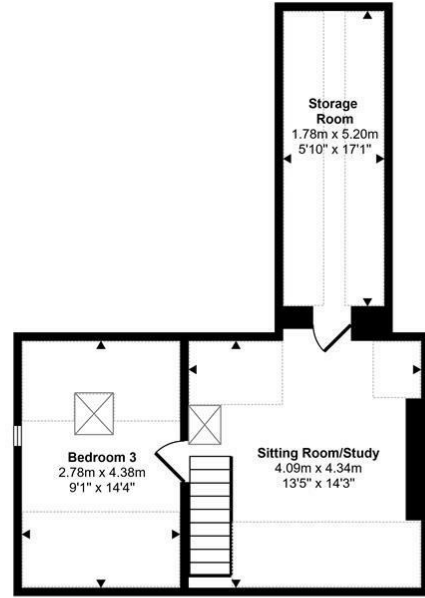
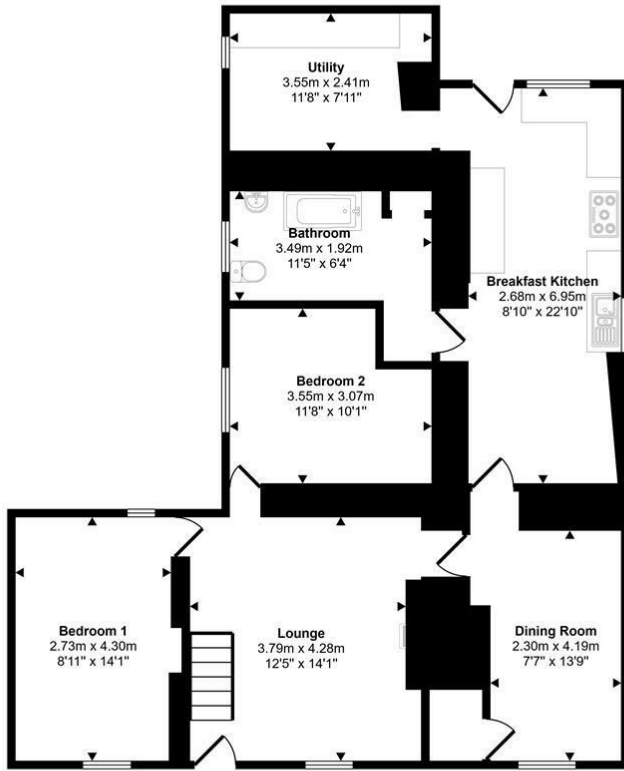
Band D.

**Energy Rating**

TBC

# Floor Plan

Approx Gross Internal Area  
143 sq m / 1544 sq ft



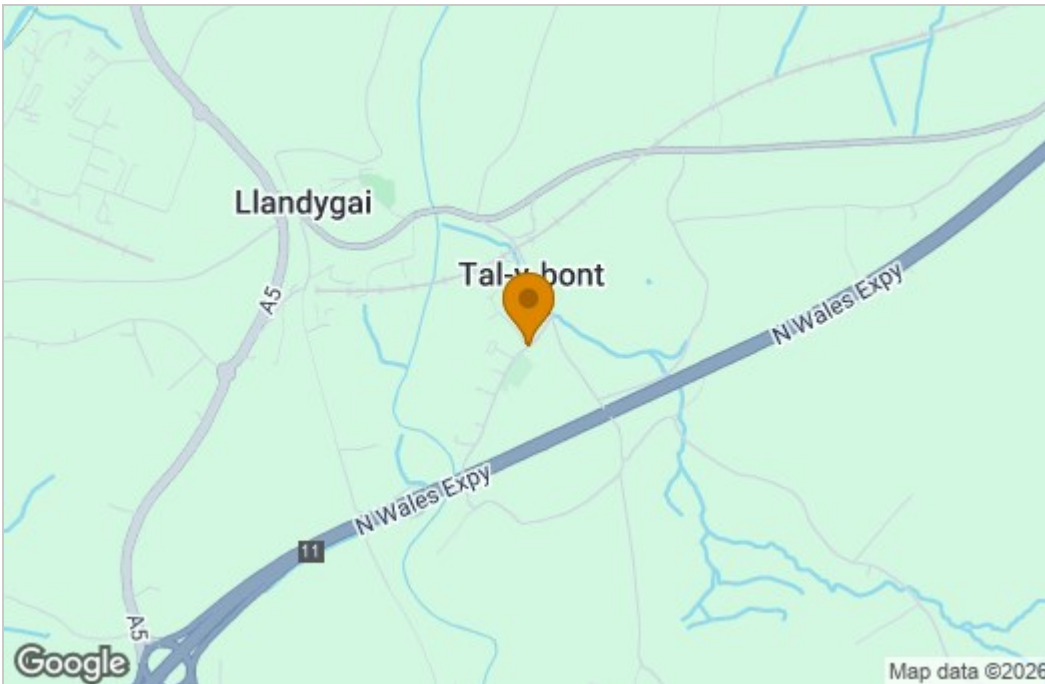
Ground Floor  
Approx 102 sq m / 1102 sq ft

First Floor  
Approx 41 sq m / 442 sq ft

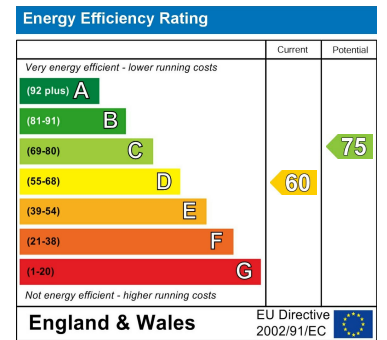
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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