



Heather Patch Llaniestyn

Llanddona, LL58 8YG

Price Guide £245,000



A charming detached 2 bedroom cottage situated in a secluded and rural location where properties seldom become available for sale. Being a short walk to Llaniestyn Church, and 10 minute walk to the village pub, and just over a mile to Llanddona's renowned sandy beach, the cottage is not unduly isolated but enjoys much privacy and is perfect for a buyer seeking peace and tranquility. A grass lane leads to a spacious garden plot with well established boundary hedging and ample parking, while the cottage accommodation provides for a spacious living room, kitchen, two bedrooms and bathroom with separate WC.

The cottage itself is in need of modernisation and upgrading, but is keenly priced to reflect this, and is sold with no onward chain.



Open Porch

Living/Dining Room 21'0" x 11'0" (6.41 x 3.37)

A good sized living area enjoying good natural daylight from dual aspect windows. Stone surround fireplace and hearth, high ceiling, access to:-

Galley Kitchen 10'0" x 5'3" (3.05 x 1.62)

With a range of kitchen units with worktop surfaces and to include an electric hob with oven under, integrated fridge, 1.5 bowl stainless steel sink unit, larder cupboard, wall shelving, double glazed outside door.

Inner Hall

Bedroom 1 14'11" x 8'0" (4.57 x 2.44)

Having dual aspect windows.

Bedroom 2 11'11" x 10'0" (3.65 x 3.05)

With airing cupboard.

Bathroom 6'7" x 4'8" (2.01 x 1.43)

Having an older suite in white comprising of a steel panelled bath with electric shower over, wash basin, electric towel radiator.
Separate WC.

Outside

The cottage enjoys a good sized and very private garden, laid to lawn with well established boundary hedging. The vehicular access is via a grass track with ample open parking available to the front and side of the dwelling.

Services

Mains water and electricity. Private drainage.

Tenure

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

Council Tax

Band C

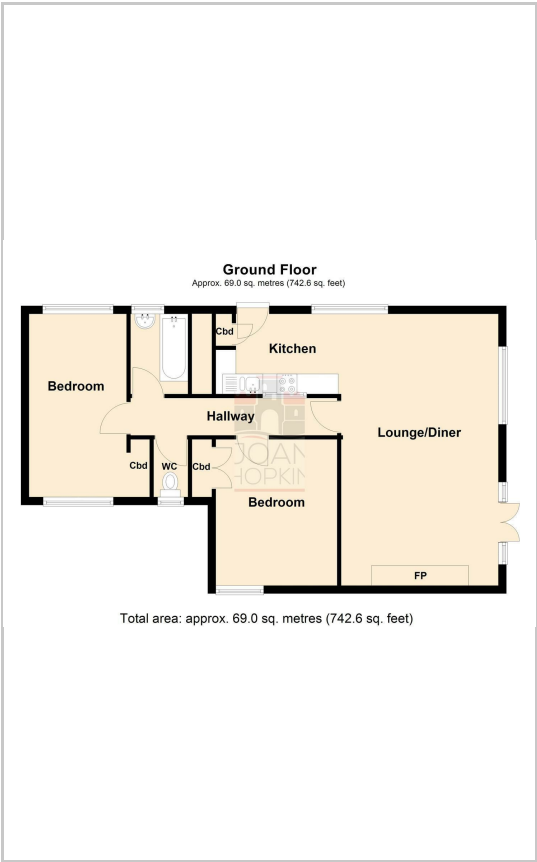
Energy Performance

Band G

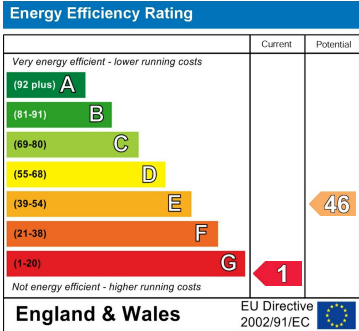
Area Map



Floor Plans



Energy Efficiency Graph



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