



Ty Canol Gesail Gam

Llanddaniel, Gaerwen, LL60 6HE

£410,000



UNDER OFFER

A delightful detached character cottage standing in its own extensive grounds, offering a high degree of privacy. A second substantial garden area is situated directly opposite the main entrance over a quiet lane. Ty Canol was built circa 1850 and extended over the years, retaining original features. A detached former Gate house, which has development potential subject to obtaining the usual consents, is situated within the grounds of the property.

The accommodation briefly comprises: entrance Hall, lounge with multi fuel stove and ladder access to the crog loft (bedroom 3), two double bedrooms, kitchen/diner, wet room/WC, bathroom/WC and porch. The accommodation benefits from wood effect uPVC double glazing and oil fired central heating. Outside, the property is accessed through a bespoke gated entrance, extending to a very generous and enchanting lawned garden, which is well stocked with a range of plants, shrubs, trees and hedgerows, supporting a wide diversity of wildlife. A stream runs through the top part of the garden, which opens to exceptional views over open countryside and Snowdon beyond. Located in a semi-rural setting on the outskirts of the village of Llanddaniel, the property is conveniently located for the many attractions to be found on the island, and affords easy access to major transport links and the Snowdonia national park. The village also lies in close proximity to the communities of Gaerwen and Llanfairpwll, where many necessary everyday amenities are found. We feel that a viewing is necessary to fully appreciate the extent and character of this unique property.



Entrance Hall 9'10"/249'4" x 7'10" + recess (3/76 x 2.39 + recess)

PVC wood effect double glazed stable door opening to the inviting hallway with solid oak flooring. Front aspect PVC double glazed window, radiator, roof light, pendant light and mains smoke alarm. Access hatch to roof space with pull down ladder to useful floored storage area.

Bedroom 1 15'2" x 12'4" + recess (4.63 x 3.76 + recess)

A spacious room having a wealth of exposed beams to the vaulted ceiling and solid oak flooring. Two PVC double glazed windows and side exit PVC double glazed french doors to the garden area. Two radiators and three downlights.

Wet Room/WC 5'0" x 4'7" (1.54 x 1.41)

Fully tiled floor and walls with wet area having thematically controlled shower, button flush WC and corner wash hand basin. Extractor, chrome towel radiator, two downlights and rear window.

Bedroom 2 13'1" x 10'9" (3.99 x 3.28)

Double aspect room with PVC double glazed windows. Solid oak flooring and exposed beams to ceiling with pendant light.

Kitchen Diner 19'1" x 7'5" (5.84 x 2.27)

Having oak fronted soft close base storage units with oak work top over. Belfast sink with mixer tap. Cannon range cooker with stainless steel canopy extractor over. Integrated dishwasher, freezer and washing machine. Two PVC double glazed windows to the rear. Radiator, eight downlights, smoke alarm and solid oak flooring. Floor standing Worcester Greenstar Heatslave 12/18 oil fired central heating boiler. Glazed timber framed door to:

Lounge 14'4" x 11'11" (4.38 x 3.65)

Having a Firefox cast iron multi fuel stove, solid oak flooring, two wall light points, radiator, picture rail and PVC double glazed window framing a garden aspect. Timber ladder to the Crog Loft and PVC double glazed door to the Porch.

Crog Loft 11'3" into eaves x 6'4" and maximum height 5'9" (3.43m into eaves x 1.93m and maximum height 1.75m)

With exposed purlins and timber flooring. Velux to ceiling and gable end small PVC double glazed window. Power and light.

Bathroom 14'2" x 6'7" (4.32 x 2.02)

Comprising: Cast iron bath, wash hand basin with mixer tap set on chest of drawers and button flush WC. Picture rail, radiator with decorative cover, five down lights, extractor and vinyl floor covering. PVC double glazed window to the front elevation.

Porch 5'3" x 3'10" (1.62 x 1.18)

Timber framed with windows and exit door.

Outside

The garden is split into two areas with a quiet lane in-between. One part has a crushed slate area for off road parking comfortable for two vehicles, generous lawned areas, central stream and wild flowers. The extensive garden area immediate to the property provides parking, lawns, a variety of seating areas, stream, timber shed and concrete stand with views over countryside and mountains beyond. Within the grounds is a former Gate house which has potential to develop subject to obtaining the usual consents. Viewing is necessary to fully appreciate the extent of the grounds and views.

Services

Mains water and electricity.

Private drainage and oil fired central heating system.

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Energy Performance Rating

Band E.

Council Tax

Band D.

Directions

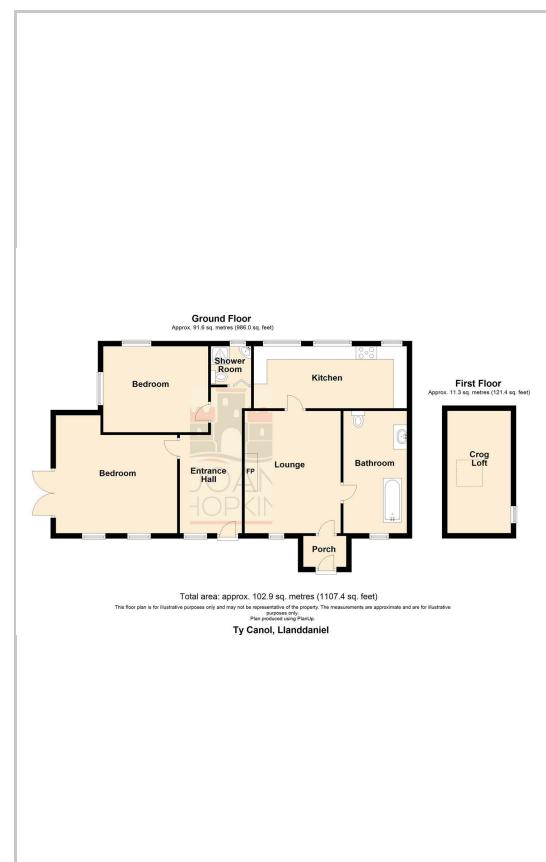
Proceed through Llanfair PG and at the Star junction, turn left towards Llanddaniel. Follow the road for approximately half a mile, turning left into a small country lane and after a short distance Ty Canol will be seen on the right-hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

