



Cysgod Y Coed, Llandyfan

Offers In Region Of £499,950

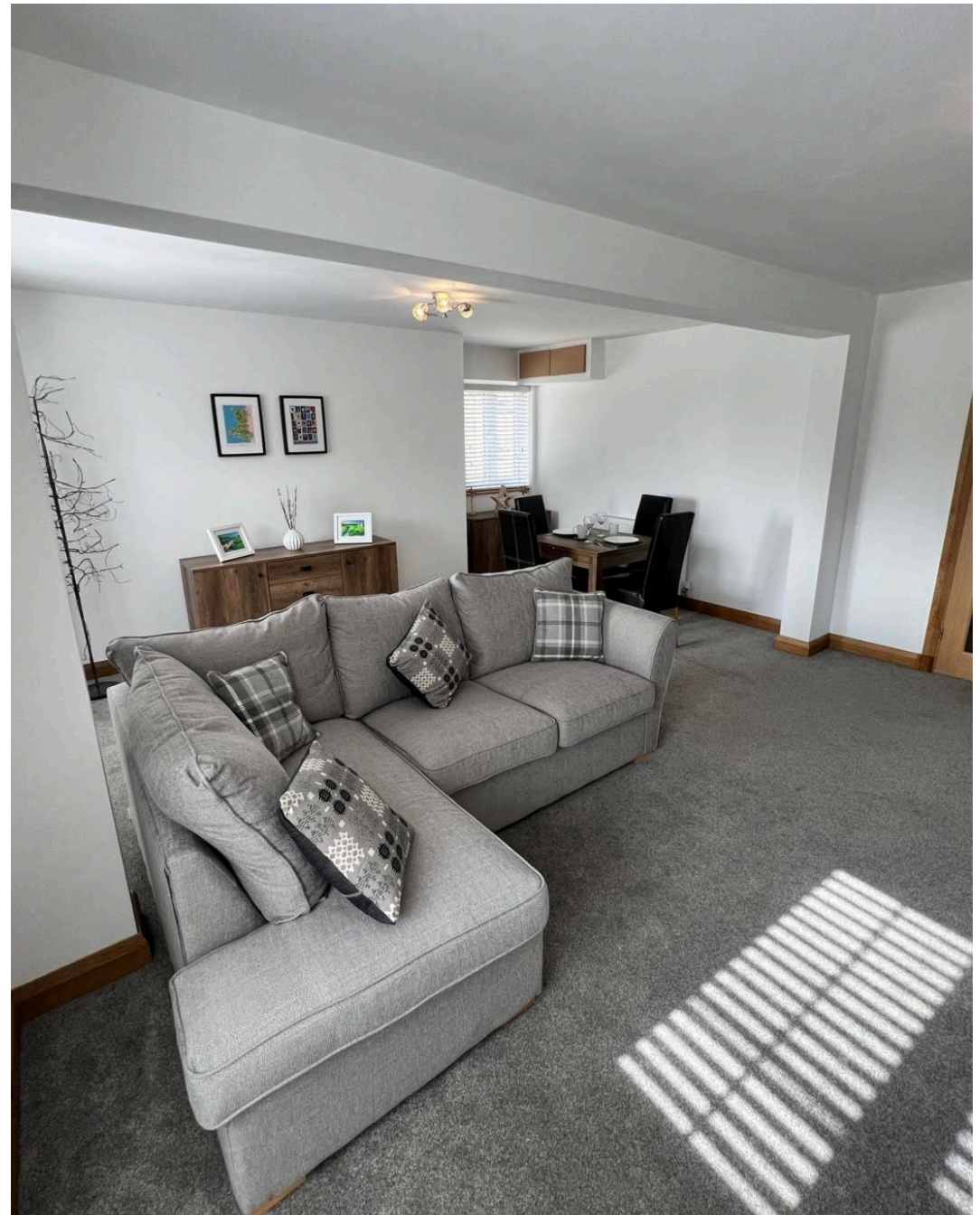


Calow Evans  
Estate Agents

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## Cysgod Y Coed, Llandyfan

A detached dormer style property offering superb accommodation situated in approximately one acre of grounds with lovely views to the fore in the picturesque village of Llandyfan. The property offers four bedroom accommodation with en-suite facilities and would lend itself to an extended family , versatile ground floor accommodation with three reception rooms and an open-plan kitchen area. There is ample parking on the driveway and planning permission has been granted to build a double garage and office. The property stands in a slightly elevated position enjoying lovely views overlooking Glynhir golf course.







### **Entrance Hallway:**

2.95m x 2.95m (9'8" x 9'8")

Flagstone flooring, radiator.

### **Lounge:**

6.43m x 6.2m (21'1" x 20'4")

Double glazed French doors to rear, double glazed window to side, feature fireplace with multi fuel fire on stone hearth and oak mantle, underfloor heating, flagstone flooring.

### **Kitchen/Dining Room:**

6.43m x 5.97m (21'1" x 19'7")

Double glazed windows to front and side, double glazed French doors to rear, fitted with an extensive range of wall and base units, 1½ bowl sink unit and draining board, Neff hob and Neff glass extractor fan, Neff double oven and grill, integrated fridge/freezer, larder cupboard, wine rack, integrated dishwasher, Quartz worksurfaces and breakfast bar, flagstone flooring with underfloor heating.







**Shower Room:**

3.12m x 2.31m (10'3" x 7'7")

Double glazed obscure window to side, shower enclosure, WC, wash hand basin, tiled flooring, radiator.

**Inner Hallway:**

2.92m x 2.92m (9'7" x 9'7")

Double glazed window to side, flagstone flooring, stairs to first floor.

**Sitting Room:**

5.99m x 4.5m (19'8" x 14'9")

Double glazed window to side, two double glazed windows to front, radiator.

**Utility Room:**

3.84m x 3.15m (12'7" x 10'4")

Fitted with a range of wall and base units, cooker and hob with extractor fan over, single bowl sink unit and draining board, integrated fridge freezer, plumbing for washing machine, radiator.

**First Floor Landing:****Master Bedroom:**

6.81m x 4.47m (22'4" x 14'8")

Double glazed window to side and front, built in wardrobes, oak flooring, radiator.

**En-Suite:**

2.54m x 1.83m (8'4" x 6'0")

Velux window, corner shower enclosure, pedestal wash hand basin, WC, part tiled walls, ceramic tiled floor, heated towel rail.

**Bedroom Two:**

4.24m x 3.35m (13'11" x 11'0")

Double glazed window to side, oak flooring, access to walk-in wardrobe, radiator.

**Walk-In Wardrobe:**

3.58m x 1.85m (11'9" x 6'1")

Skylight window, storage to eaves, radiator.







### **Bedroom Three:**

3.96m x 3.63m (13'0" x 11'11")

Double glazed window to side, storage to eaves, oak flooring, radiator.

### **Bedroom Four:**

4.47m x 3.1m (14'8" x 10'2")

Double glazed window to front, storage to eaves, radiator.

### **Bathroom:**

2.44m x 2.34m (8'0" x 7'8")

Double glazed window to rear, suite comprises panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, Velux window, heated towel rail.

### **Externally:**

The property stands on approximately one acre with views to the fore, front driveway access via a gated entrance, garden mainly laid to lawn to rear and side, paved patio, planning permission to build a detached double garage with office, storage shed with light and power connected, lovely views overlooking Glynhir golf course.

### **Services:**

We have been advised mains water and electricity connected, oil fired central heating with part underfloor heating, private drainage.

### **Tenure:**

Freehold.

### **Council Tax:**

G.

### **Broadband/Mobile Phone Coverage:**

There is basic broadband and mobile phone coverage in the area.

### **Disclaimer:**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

**Address**

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**Office Contact**

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