



Bwthyn Mill Lodge (Cottage) Lon Ganol Llandegfan LL59 5UA
Freehold Cottage
NEW PRICE- £299,950

- Very Well Appointed And Most Impressive Detached Three Storey Character Property
- 2/3 Bedrooms/2 Bathrooms/1 Reception
- Distant Mountain Views
- Having Been Upgraded Throughout To A High Standard
- Off Road Parking & Detached Garage
- Landscaped Gardens & Patio Seating Areas
- Perfect For Convenience Store, Bus Stop & Primary School
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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Property Summary

A Very Well Appointed And Most Impressive Detached Three Storey Character Property Having Been Upgraded Throughout, Centrally Located In The Village With Beautiful Landscaped Grounds, Boasting Stunning Views Of The Snowdonia Mountain Range Especially From First & Second Floor Levels Together With Off-Road Parking & Detached Garage. The Property Is Located In The Village Of Llandegfan & Within Very Easy Walking Distance Of The Local Primary School, Bus Stop And Convenience Store. The Property Is Easily Accessible To The Towns Of Beaumaris & Menai Bridge With Onward Links To Bangor, Holyhead, Chester & London, Whilst the A55 Expressway Is Also Easily Accessible For Commuting Into The University City Of Bangor And Across The Entire Island Of Anglesey.

The accommodation which benefits from gas fired central heating and double glazing briefly comprises front porch with Victorian style tiled flooring, window to side aspect and door into lounge with attractive fireplace incorporating a multi fuel stove set on tiled hearth with timber mantel over, door to laundry room/rear porch, stairs to upper floors, window to rear aspect overlooking the gardens, window to front aspect with distant mountain views, low maintenance floor covering, door through into the kitchen/diner briefly comprising base, wall storage cupboards & drawer pack with complementary Welsh slate work surfaces, Bosch built in double oven, gas hob with chimney style extractor over, bespoke island incorporating cupboards with tiled work surface, recessed lighting, complementary tiled splash backs, low maintenance floor covering, window to rear aspect overlooking garden, French style doors leading out onto a flagged patio at the front and recess alcove display area, laundry room/rear porch with space and plumbing for washer, built in cupboards with louvred doors, complementary tiled flooring, door to rear gardens, concertina door into separate Wc with low flush Wc, space saving vanity sink base & complementary tiled flooring.

The first floor briefly comprises landing with window to front aspect offering views over open fields along with distant mountain views, low maintenance floor covering, stairs to upper floor, doors off into bedroom en suite bathroom with window to front aspect offering views over open fields along with distant mountain views, low maintenance floor covering, door off into en suite bathroom briefly comprising panelled bath with shower and glass screen, pedestal wash hand basin, low flush wc, complementary tiled walls and flooring, space saving heated towel rail, frosted window to rear, bedroom en suite shower room with dual access with window to front aspect offering views over open fields along with distant mountain views, recessed lighting & low maintenance floor covering, door off into en suite shower room briefly comprising walk in mains shower, low flush wc, pedestal wash hand basin, space saving heated towel rail, complimentary tiled walls and flooring, frosted window to rear, separate door leading onto the landing. The second floor comprises small landing area with access to eaves, door off into attic bedroom with limited headroom, access to eaves storage

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cupboards, Velux roof light boasting super views over open fields with distant views of the Snowdonia mountains, studio/crafts roof with limited headroom, access to eaves storage cupboard, Velux roof light boasting super views over open fields with distant views of the Snowdonia mountains.

Externally

Low maintenance garden to front with gate leading onto a flagged path with lawned area and flower beds, along with gravelled seating area and flagged patio. To the rear is a drive leading to a detached single garage with up and over door, power and lighting and side door leading out to the rear garden area briefly comprising gravelled area along with established shrubs and beds, steps down to a flagged & private patio.

Location

The Very Sought-After Location Is Adjacent To The Popular Village Convenience Store & Bus Stop & Only A Very Short Walk To The Primary School Together With Being Just Under One Mile From The Sought-After Town Of Menai Bridge And Only A Short Drive To The General Hospital In Penrhosgarnedd And University City Centre Of Bangor. Bangor, Menai Bridge and Llanfairpwll Having Excellent Road And Rail Links, An Excellent Choice Of Schooling, Shopping, Supermarkets, Including A Waitrose In Menai Bridge. Llandegfan Is Conveniently Located For Both The Snowdonia Mountain Range And The Stunning Anglesey Coastline. We Would Anticipate Plenty Of Early Interest.

Council Tax Band D

Exact Location

[what3words ///calculating.duration.slopes](https://what3words.com/ways-to-use)

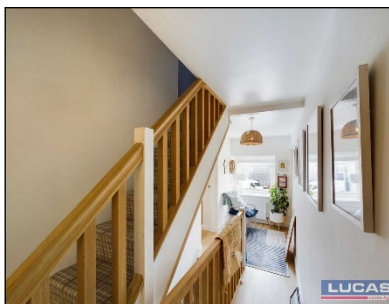
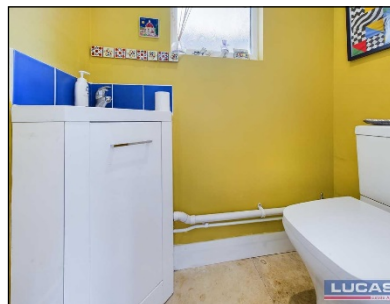
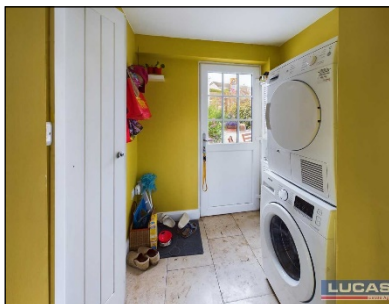
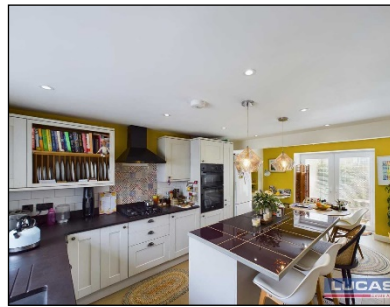
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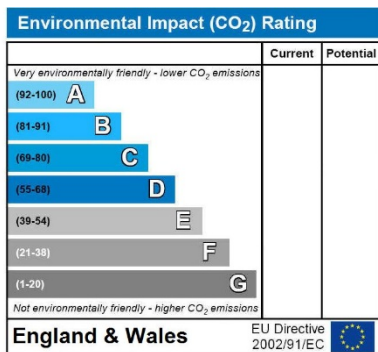
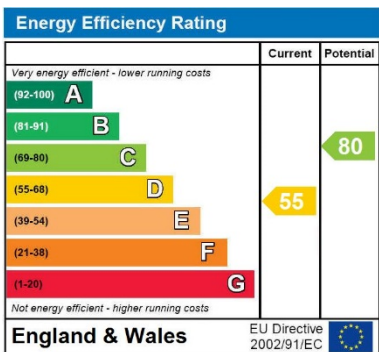
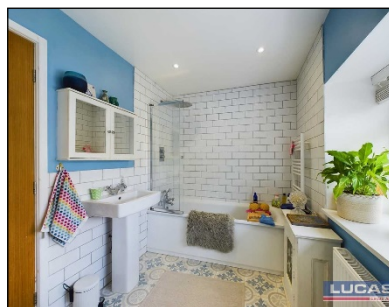
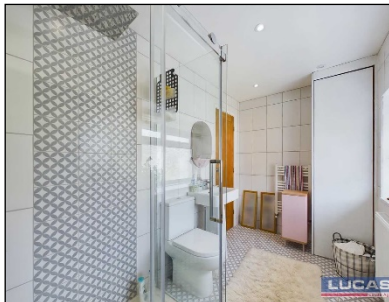
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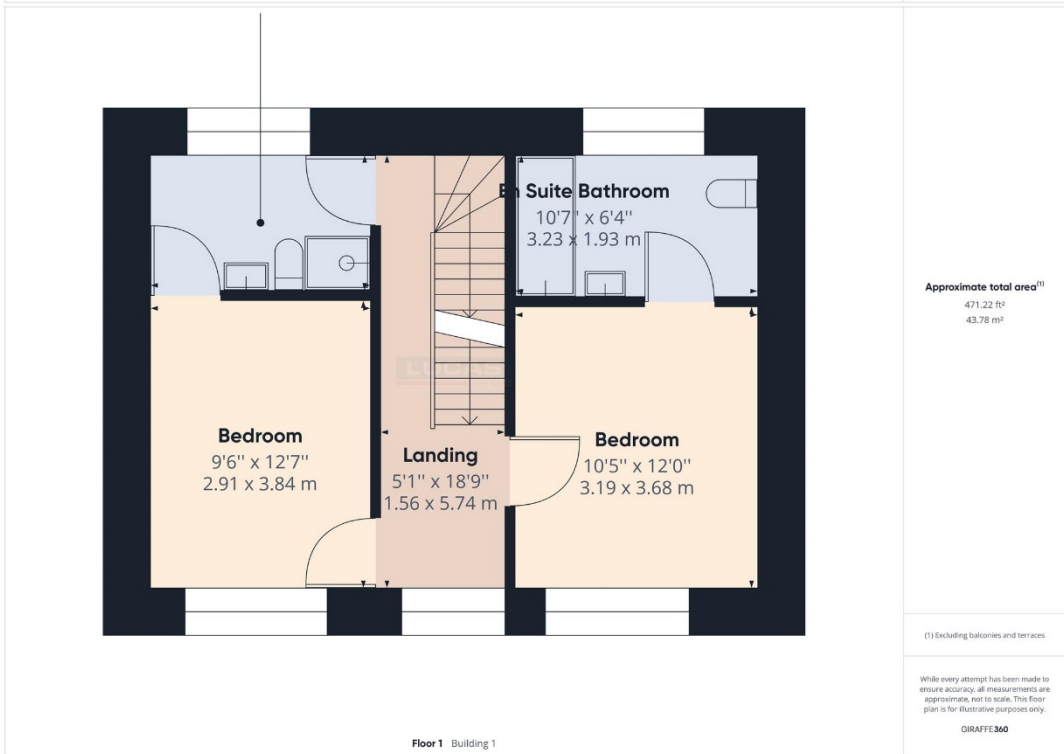
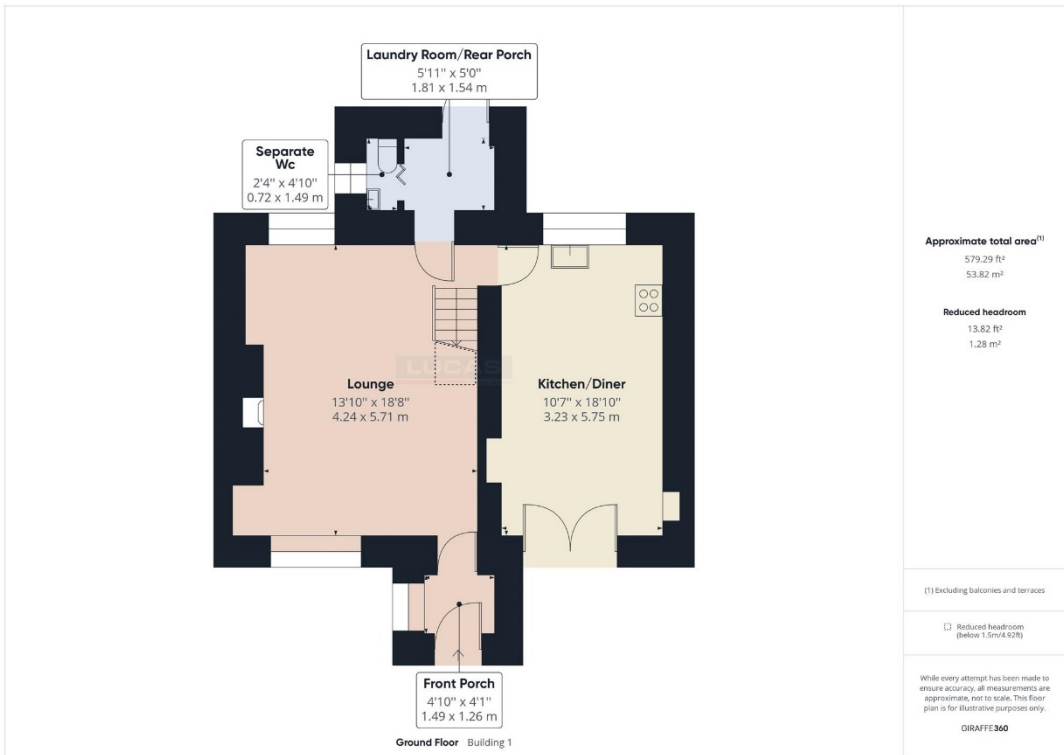


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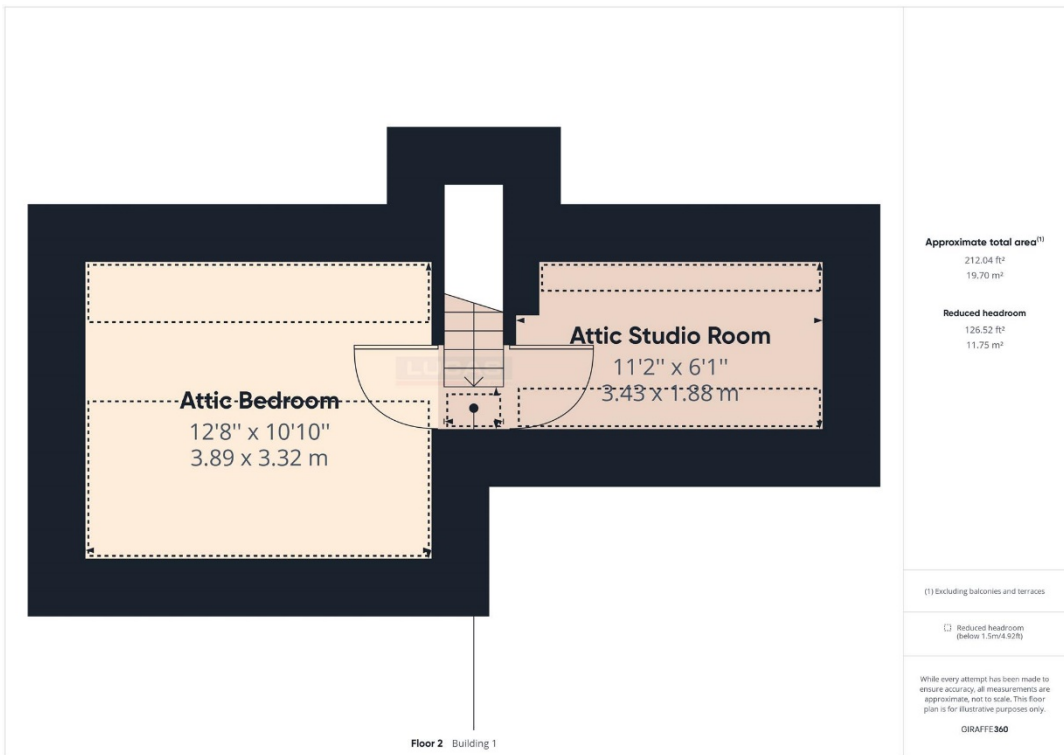


<https://find-energy-certificate.service.gov.uk/energy-certificate/1507-4523-0420-0888-3206>

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