



- Charming semi-detached character property having formerly formed part of an original chapel within the hamlet of Mynydd Llandygai
- 3 Bedrooms/1 Bathroom/2 Receptions
- Located in a world heritage site, situated in a pleasant elevated rural setting within the community, adjacent to open countryside and the dramatic Eryri mountains
- Upgraded by the current owner whilst retaining many original features throughout
- Set on a generous and sheltered corner plot with delightful cottage style gardens that include a detached summer house/studio,
- Off road parking on the gravelled driveway for 2/3 vehicles
- Services Mains Electric, Mains Water (Metered), Mains Drains, Central Heating LPG Gas Fired

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## Property Summary

A charming semi-detached character property having formerly formed part of an original chapel within the hamlet of Mynydd Llandygai, located in a world heritage site, situated in a pleasant elevated rural setting within the community, adjacent to open countryside and the dramatic Eryri mountains. The Vestry has been upgraded by the current owner whilst retaining many original features throughout and is set on a generous and sheltered corner plot with delightful cottage style gardens that include a detached summer house/studio, together with off road parking on the gravelled driveway. Mynydd Llandygai has a thriving community hall and is situated on a bus route. Nearby Bethesda offers a good range of amenities, goods and services alongside primary and secondary schools, an extensive health centre, numerous leisure facilities as well as cafés, eateries and pubs.

The accommodation which benefits from LPG gas central heating and double glazing briefly comprises front door into the entrance vestibule with low maintenance flooring and door off into a Wc briefly comprising a Wc with macerator, space saving vanity sink cupboard with mixer tap, low maintenance flooring and a frosted window to front aspect.

Continuing off the vestibule a door then takes you through into a stunning and spacious open plan living/kitchen/dining area briefly comprising the living area with three feature columns supporting an exposed beam, recessed fireplace with a ESSE multi fuel stove set on a slate hearth with timber mantel over, recently installed triple glazed window to both the front and side aspects, attractive slate flooring, stairs to first floor vaulted and galleried landing, half wall with timber mantel leading to the dining area with varnished wooden flooring, recessed alcove with storage under, built in cupboard and window to side aspect. A half wall with timber mantel & large hatch style opening then takes you through into the kitchen area, briefly comprising a shaker style kitchen with base and wall storage cupboards with complementary oak style work surfaces, one and a half bowl sink with mixer tap, drawer pack, integrated built under fridge, integrated freezer, integrated washer/dryer, built in electric oven with ceramic hob and slimline extractor above, complementary tiled splash backs, slate flooring, cupboard housing gas central heating boiler, attractive wooden bridging style cupboards over the serving hatch opening and a glazed door leading to the rear gardens and summer house.

The first floor briefly comprises a galleried L shaped landing with a Velux roof light and doors leading off into bedroom 1 with recessed area and window to side aspect overlooking the delightful gardens and summer house, bedroom 2 with limited headroom and window to side aspect overlooking the delightful gardens and summer house, bedroom 3 with limited headroom and a Velux roof light and completing the accommodation is the bathroom briefly comprising a double edged curved bath with mains shower and a curved glass screen over, low flush Wc, pedestal wash hand basin, complementary floor tiling, low maintenance flooring, extractor fan and a Velux roof light.

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### Externally

A gravelled drive to the front with off road parking for 2/3 vehicles with picket fence bordering the drive along with established shrubs and hedges with a flagged slate path leading to the front door. A gate with Pergola formed hedge takes you into a beautifully landscaped cottage style rear garden with pathways and seating areas bordered by a stone boundary wall. Located just off the kitchen is a water point & flagged patio area along with a detached summer house/studio with power and lighting offering a wonderful environment in which to relax. From the rear is an access to a historic communal passageway for easy maintenance along with adjoining former minister's house.

### Location

Mynydd Llandygai has a thriving community and is situated on a bus route together with a popular primary school and local football team. Nearby Bethesda offers a good range of amenities, goods and services alongside primary and secondary schools, an extensive health centre, numerous leisure facilities as well as cafés, eateries and pubs. Bethesda also offers the hugely exciting Zip Wire ride attraction, the longest in Europe, situated within the adjoining Penrhyn slate quarry. The university city of Bangor (roughly 6 miles distant) has a wide range of shops and out-of-town retailers as well as recreational facilities, mainline train services, schools, colleges, a district general hospital and arts and cultural centre.

### Agents Notes

Broadband Speed -Up To 67 mbps  
Council Tax Band D £2142.69 2024/2025  
Epc Link Below

<https://find-energy-certificate.service.gov.uk/energy-certificate/9434-9428-5400-0509-1276>

### Exact Location

what3words ///agency.trailing.supply  
<https://what3words.com/ways-to-use>

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.

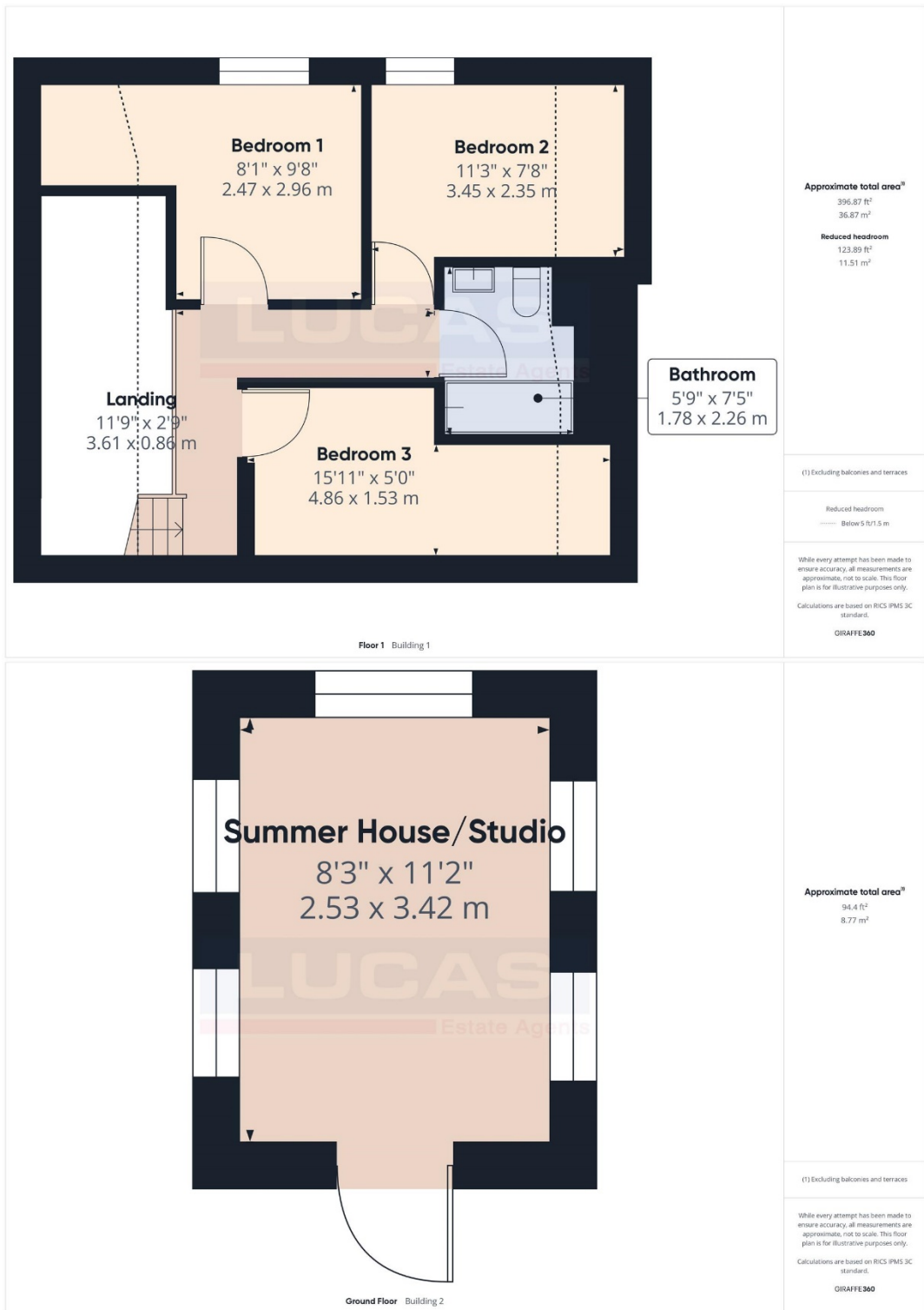
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