



## Merddyn Y Groes

, Menai Bridge, LL59 5SD

£750,000



A delightful country cottage of character, tastefully upgraded over the last two years, enjoying a private position in just over an acre of gardens, yet within two miles of Menai Bridge.

Within the last two years the present owners have carefully upgraded the cottage with emphasis to retain the many character features to include a refitted kitchen with 4 oven gas Aga adjoining a lovely sitting room with bi-folding doors opening onto a patio which has a sunny south westerly outlook. The main lounge has an impressive vaulted ceiling with exposed original "A" frame roof beams and an open fireplace with adjoining bread oven. There are three bedrooms and the two bathrooms have also been recently upgraded.

The spacious gardens of just over an acre have been landscaped to include a good sized pond, whilst there is ample open parking with a detached double garage.

Well worthy of inspection to appreciate the character of this idyllic country cottage.



### Open Porch

With exposed oak support beams, shoe storage racks. Solid oak entrance door with two double glazed side windows.

### Hallway

With engineered oak flooring which extends to the majority of the cottage with underfloor heating provided to the principal rooms

### Kitchen/Dining/Sitting Room

Being L shaped and open plan:-

#### Kitchen/Dining Area 19'0" x 13'10" maximum (5.80 x 4.23 maximum)

having been redesigned and refitted two years ago with a superb range of bespoke base and wall units by Ultima of Pontefract in a mint green finish with solid timber worktop surfaces which has been extended to give a very spacious breakfast bar area. Feature 4 oven gas fired Aga with three hotplates and in a light blue finish with "Westin" commercial grade extractor over. Twin bowl stainless steel with bottle wash style pull out tap under a front aspect window which gives fine south westerly views. Integrated dishwasher, full height fridge and built in deep fat fryer. Semi circular corner cupboards with shelving, cupboards with pull out racks and deep pan drawers. Additional cupboards with shelving, engineered oak flooring extending to:-

#### Sitting Area 10'3" x 7'7" (3.13 x 2.33)

A naturally light living area which gives additional light to the kitchen area via a 3 panel bi-folding door which opens onto the front adjoining brick/stone paved patio, and gives a fine south westerly outlook.

#### Scullery 8'0" x 6'11" (2.44 x 2.11)

With storage cupboards, one housing a Worcester propane gas fired boiler (2022)

#### Utility Room/WC 8'6" x 5'10" (2.60 x 1.79)

Having ample modern base and wall units to include a stainless steel sink unit. Recess for a washing machine and dryer. Tall cupboard with pull out racks. tiled floor, WC.

#### Lounge 22'8" x 14'9" (6.93 x 4.50)

A most delightful living area, emphasising the character of the original stone cottage with a feature made of a vaulted ceiling with the exposed and original "A" frame roof beams on view. Period cast iron surround open fireplace with the original adjoining bread oven and a Moelfre stone full length hearth which also matches the front and rear window sills.

### Inner Hall

With engineered oak flooring, hatch to the roof space.

#### Bedroom 1 17'2" x 10'8" (5.25 x 3.27)

A naturally light room with dual aspect windows, engineered oak flooring.

#### Bedroom 3/Study 9'10" x 7'6" (3.00 x 2.31)

Presently used as a study with full length fitted desk with store cupboards under and over, engineered oak flooring.

#### Shower Room 7'4" x 5'6" (2.25 x 1.69)

Refitted in 2022 with some fittings by Villeroy & Boch, and having a full width walk in shower enclosure with Hansgrohe twin head shower control and wide glazed shower screen. Twin bowl "his and hers" sink unit, WC. Wide wall mounted mirror with integrated lighting, engineered oak flooring and fully tiled walls.

#### Bedroom 2 14'7" x 11'2" (4.47 x 3.42)

Again a naturally light room with dual aspect glazing and one being a french style door opening up onto a paved front patio. Full length fitted wardrobes to one wall and further cupboard. Engineered oak flooring, second hatch to the roof space.

### Outside

Extending to just over one acre of grounds, access is via a sweeping drive which leads to the detached garage and with ample further open parking provided. The extensive gardens are well cultivated, with the majority being lawn for easy maintenance., bounded by farmland and mature trees to the rear fieldside boundary. There are fine distant mountain views from several areas of the garden, while the patio areas adjacent to the kitchen and bedroom 2 is a super area to sit out and enjoy the south westerly aspect. To the immediate rear of the Cottage is a paved courtyard with access to a lean-to Potting Shed with power provided, and nearby 6 panel Greenhouse. Near the far field boundary is a large stocked fish pond with solar powered pump. In addition there is presently a soft fruit garden and an area planted with fruit trees.

#### Double Garage 25'7" x 18'4" (7.8 x 5.6)

A large detached double garage with two newly fitted access doors with power and light and further store. Adjoining secure garden Implements store.

### Services

Mains water and electricity. Private drainage.

Propane gas central heating system.

Propane gas for Aga

### Tenure

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

### Council Tax

Band E

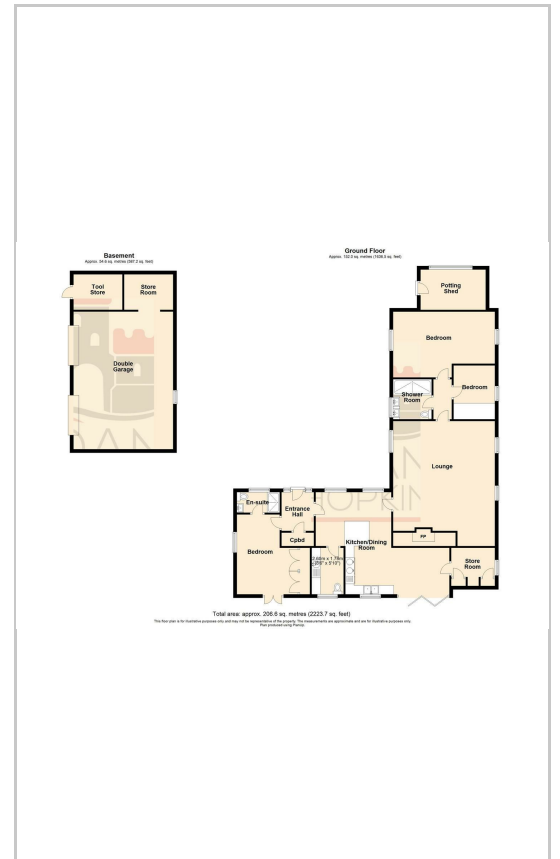
### Energy Efficiency

Band F

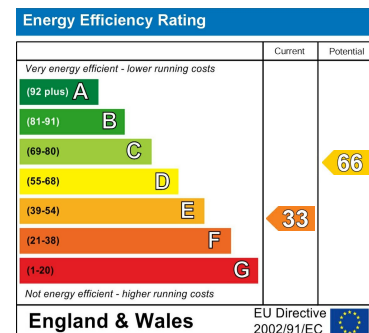
## Area Map



## Floor Plans



## Energy Efficiency Graph



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