



2 Bron Heulog , Llangoed, LL58 8PH

Offers Over £450,000

A gorgeous character stone cottage situated within just under an acre of gardens, having a slightly elevated rural position to enjoy delightful far reaching sea and headland views. Retaining a wealth of original features such as the local stone inglenook, and exposed roof beams, the semi detached cottage has been extended and meticulously maintained by the present owners, having 3 bedrooms, 2 bathrooms, 3 reception rooms plus a Conservatory. There are extensive outbuildings, ample private parking and delightful gardens all around.

Viewing essential to appreciate the character of this lovely stone cottage.

Living Room 14'1" x 11'2" (4.30 x 3.41)



A cosy living area with a feature Penmon limestone inglenook fireplace housing a multi fuel stove on a quarry tiled hearth. Shelving to one side, exposed ceiling beams and original staircase to the first floor with cupboard under. TV connection, radiator, wide opening to:-

Dining Room 9'8" x 7'10" (2.95 x 2.39)



Again with exposed ceiling beams, front aspect window with views and shelving under.

Kitchen 12'10" x 7'5" (3.93 x 2.27)



Having a good range of base and wall units in a painted grey timber finish with worktop surfaces and tiled surround. 1.5 bowl stainless steel sink unit under a rear aspect window. Integrated ceramic hob with concealed extractor over and double oven under. Integrated fridge and dishwasher, karndene flooring. Rear passageway leads to the rear with cloak cupboard, radiator and double glazed door to the rear.

Shower Room 7'4" x 4'0" (2.24 x 1.24)



Having been recently fitted with a shower cubicle housing a Mira electric shower control, wash hand basin and WC in a vanity cupboard with storage drawers. Fully panelled walls, shaver point, towel radiator.

Lounge 14'3" x 11'9" (4.35 x 3.60)



With double glazed and double opening doors to the front giving good daylight and fine sea views. Timber ceiling beams, radiator, double opening inner doors to:-

Conservatory 10'8" x 9'6" (3.27 x 2.91)



With a double glazed surround to three sides to give delightful sea views over the garden. Tiled floor, wall mounted room heater, double opening outside doors.

First Floor Landing

Bedroom 1 14'4" x 11'6" (4.39 x 3.52)



A good sized double bedroom with dual aspect windows to give very fine sea and mountain top views. Vaulted ceiling with exposed purlins, radiator.

Bedroom 2 13'11" x 10'0" (4.25 x 3.07)



With the front window giving fine sea views and rear velux window for additional daylight. Vaulted ceiling with a feature made of the original "A" frame with exposed roof purlins.

Bedroom 3 9'4" x 7'0" (2.87 x 2.15)



Again with dual aspect windows to give fine mountain views. Built in cupboards to two sides.

Bathroom 7'9" x 7'0" (2.38 x 2.15)



Having a vaulted ceiling with exposed roof beams, and a suite in white comprising of a panelled bath with mixer shower attachment. Wash basin, WC exposed timber floor, radiator.

Outside



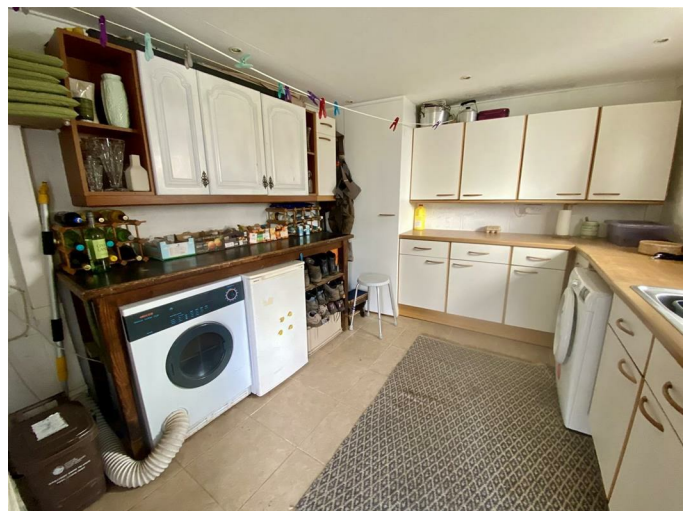
A feature of the cottage are the extensive gardens extending to just under an acre and ensures maximum privacy for the cottage and with numerous areas to sit out and enjoy the delightful sea and mountain views.

A stone drive (part shared) leads up to the front of the house where there is parking and extends further to the side where there is additional parking spaces.

To the immediate front of the cottage is a lawned garden area as well as a flower rockery. There is a hedge divide from this area to the larger section of the garden which is mostly lawn, together with a wide selection of shrubs, plants and trees, to include a soft fruit area and two timber garden sheds. Near the bottom of this garden is a good sized pond.

To the immediate rear is a spacious and sheltered paved patio area and access to numerous sheds.

Utility Room 12'11" x 10'0" (3.95 x 3.06)



Having ample base and wall kitchen storage units with worktop surfaces to include a sink unit, and recess under for a washing machine. Tiled floor, power and light and Worcester oil fired central heating boiler.

Workshop 19'2" x 8'8" (5.85 x 2.65)

Having fitted work benches, shelving, power and light.

To the rear of this shed is a gate that leads directly onto the Mariandyrus Nature Reserve

Garden Shed 17'4" x 9'2" (5.3 x 2.8)

With workbench and an area to keep the ride on mower.

In addition a private garden area has other store sheds, two greenhouses and outside water taps.

Services

Mains water, mains drainage and electricity.

Oil central heating system. Double glazing.

Council Tax

Band D.

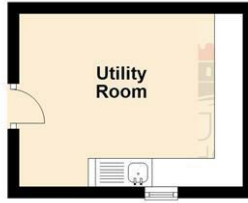
Energy Efficiency

Band E.

Floor Plan

Outbuilding

Approx. 12.1 sq. metres (130.0 sq. feet)



Ground Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



Total area: approx. 124.9 sq. metres (1344.8 sq. feet)

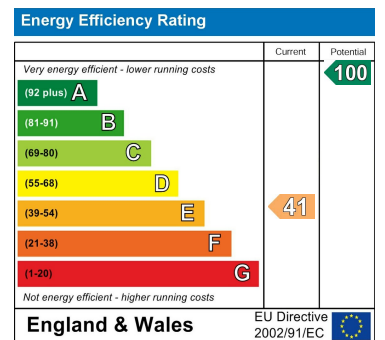
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

2 Bronheulog Glanrafon, Llangoed

Area Map



Energy Efficiency Graph



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.