



£335,000 Freehold

LUCAS & Co
Estate Agents

Mill Cottage Glasinfryn

Bangor, LL57 4UD

- Detached Character Cottage In Woodland Setting
- Private Edge of Village Location
- Septic Tank Drainage
- Set within approx 1.5 Acres
- Conveniently Placed for Bangor, and The A55 Expressway
- Double Glazing & New Gas Central Heating





Tucked away on the edge of the desirable village of Glasinfryn, this delightful two-bedroom detached cottage offers a unique blend of character and tranquillity. Spanning 839 square feet, this pre-1900 property is set within a generous 1.5 acres of beautiful gardens and woodland, providing an idyllic retreat from the hustle and bustle of modern life.

Kitchen

A traditional country cottage kitchen with cream cabinets and wooden work surfaces. Ample space for a large dining table seating up to 6. Space and plumbing for washing machine and tumble dryer.

Living Room

This cosy living room exudes character with its exposed whitewashed stone walls and a stone fireplace as the focal point, complete with a traditional wood-burning stove. Exposed timber lintels above the windows. Natural light floods in through a large sliding glass door that opens onto the garden, offering views and access to the outdoor space.

Conservatory

The conservatory adds a sunlit environment to the cool stone cottage ideal for relaxing or enjoying views of the garden.

Bathroom

The bathroom has a classic design with white tiled walls and a white suite including a bathtub with an overhead shower, a pedestal sink, and toilet. Window with opaque glass for privacy. Original timber ledge & brace doors with thumb latch to storage cupboard.

Bedroom 1

A double bedroom with 2 windows, double radiator.

Bedroom 2

Small double bedroom with one window, radiator.

Upgrades & Maintenance

Services conducted regularly on boiler and the multi fuel stove.

Cottage is covered by British Gas homecare .

Electrics have been checked and a modern fuse box installed.

Window in Kitchen and glass in part of sliding door recently replaced.

British Gas installed new central heating, putting new insulation pipe work and radiators and boiler and have serviced it annually ever since.

Chimney stack replaced for multi fuel stove

Services

Septic Tank Drainage- emptied twice since 2014 never caused a problem.

Mains water supply

Mains Electric

LPG Gas Central Heating


Location


The village of Glasinfryn is ideally situated for the Ysbytu Gwynedd Hospital, the University City of Bangor, only 3 miles away, offering a wide range of shops, services and recreational facilities, ensuring that your essential needs are well catered for. The property is also located very conveniently for the A55 Expressway.

Directions

Head through Glasinfryn to end of village, at the junction turn right and go under A55 expressway bridge, follow the road, pass a cottage on right, go past junction on left, then lane entrance is on right hand side in the trees. Head down track, go under small slate bridge follow the track round, you will pass a big house with lawn, pass this, Mill Cottage is located behind.



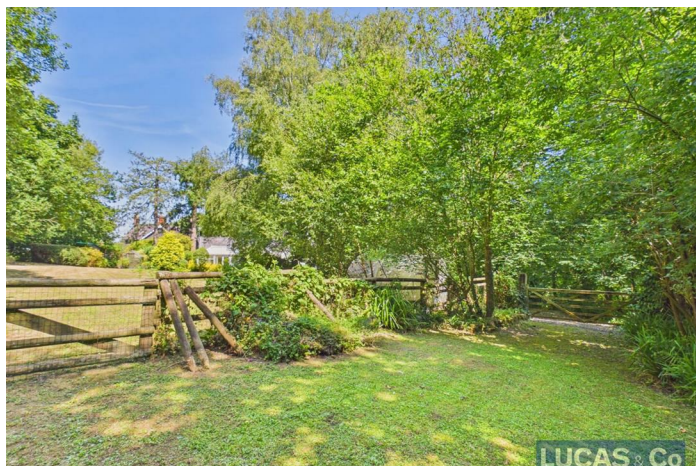
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



LUCAS & Co

Local Authority **Gwynedd**
Council Tax Band **E**
EPC Rating **G**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.