

Cefn Goch Waen Pentir, Bangor LL57 4EH

£346,000

LUCAS & CO

ESTATE AGENTS

- 3 Bedroom Detached Extended Stone Cottage with 1.25 Acres
- Large Gated Yard
- Stunning Countryside & Mountain Views
- EPC: G
- No Onward Chain
- Ground Floor Bedroom & Bathroom
- Conveniently Located for Local Primary School in the Village
- Council Tax Band: C







Living Room
13'9" x 12'10"
The cottage welcomes you in to an inviting living room with inglenook fire place with log burner set on a slate hearth (primary source of heating for the cottage). uPVC window overlooks the front aspect of the property. Stairs up to first floor and doors lead off in to the kitchen and ground floor bedroom.

Kitchen/Diner
12'2" x 11'0"
Fitted kitchen with terracotta tiled floor, space for dining table. Laminate worktops with stainless steel sink and draining board with swan neck mixer tap window above overlooking the rear aspect of the cottage extension. Loft access, fluorescent strip ceiling light. Glazed uPVC door leading out to front cottage garden.

Bedroom 3
13'8" x 7'2"
A ground floor bedroom entered via an original timber door with window overlooking the front aspect of the cottage. Pendant ceiling light.

Bathroom
9'6" x 6'7"
A ground floor bathroom comprising white basin, wc and bath with electric shower over. Window to front aspect with privacy glass. Terracotta tiled floor, extractor fan.

First Floor Landing
13'11" x 5'2"
With power socket and pendant light. Doors leading off into the two first floor bedrooms.

Bedroom 1
13'11" x 8'8"
A double bedroom with window overlooking the front aspect of the property.Power socket and pendant light.

Bedroom 2
13'11" x 7'1"
A smaller bedroom with window overlooking the front aspect of the property. Power socket and pendant light.

Outside Space
The cottage offers a lawn garden and patio area to front aspect, large double gated yard to rear and farm gate off the paddock approx 1.25 Acres with stunning views across open countryside and to the mountains beyond.

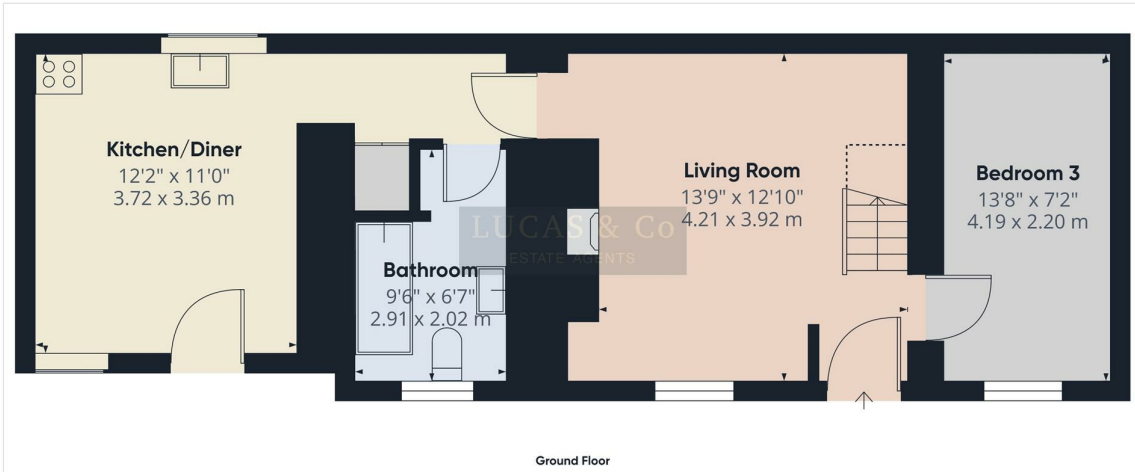
Location
Cefn Goch is located centrally in the village of Rhiwals, conveniently situated for the local primary school and just 7 miles to the University City of Bangor and Ysbyty Gwynedd Hospital.

Services
Council Tax Band: C
Mains Water
Mains Drainage
Log burner offers heating to the property
Please note there is no central heating system

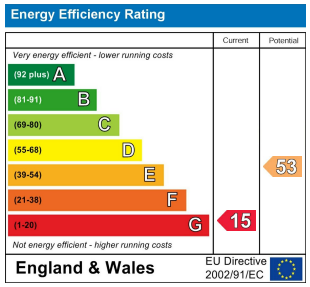


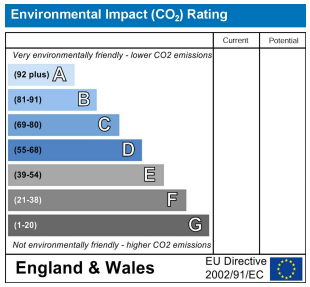












LUCAS & CO
ESTATE AGENTS

22 High Street, Menai Bridge,
Isle of Anglesey, LL59 5EE

Contact
01248 714567

menai@lucasestateagents.com

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.

Local Authority
Council Tax Band **C**
EPC Rating **G**