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Rhydtrwodd BachEdern, Edern, LL53 8YY

£315,000

- Cottage Garden
- Traditional Welsh Cottage
- Summer House, Outbuilding & Garage
- Inglenook Fireplace
- Parking
- 2 En-Suite Bedrooms







Rhydtrwodd BachEdern, Edern, LL53 8YY

This traditional Welsh cottage is ideally located on the outskirts of the village of Edern. The village offers a pleasant community atmosphere with a local park and primary school, two popular dining options and is just a short drive from the coastal village of Morfa Nefyn that has the championship golf course.
The delightful accommodation briefly comprises: Porch. Kitchen/dining. Lounge. Two bedrooms, both with en-suite. Externally there is a lawned garden and an additional secluded rear garden to the west. Log store. Garage and parking area. Patio area leading to a summer house, seating area and traditional stone outbuilding.
An inspection is highly recommended.

GROUND FLOOR

Porch
Tiled Floor. Stable style door leading to:-

Kitchen/dining 14'8 x 9'10 (4.47m x 3.00m)
Tiled Floor. Cottage style kitchen with single stainless steel under sink. Space for range cooker. Radiator. Door to:-

Bedroom 8'9 x 6'10 (2.67m x 2.08m)
Radiator.

En-suite 5'3 x 6'8 (1.60m x 2.03m)
Pedestal washbasin. Low level WC. Shower cubicle with electric shower. Radiator.

Lounge 13'4 x 15'1 maximum to rear of inglenook fireplace (4.06m x 4.60m maximum to rear of inglenook firepla)
Multifuel stove. Attractive open beams. Radiator. Stairs to first floor.

Bedroom 13'1 x 8'9 plus eaves (3.99m x 2.67m plus eaves)
Eaves storage cupboard. Radiator. Velux. Door to:-

En-suite 14'5 x 8'6 (4.39m x 2.59m)
Cupboard with Gas Combi Boiler for central heating and hot water. Low level WC. Pedestal wash basin. Panelled bath. Radiator. Eaves Storage. Velux.

OUTSIDE
Attractive laid out lawned cottage garden. Log store with slate roof. Concreted path and patios. Parking area leading to garage. Secluded rear garden to the west. Traditional stone outbuilding and summer house. There are three outside watering taps in the garden.

Garage 9'0 x 16'4 (2.74m x 4.98m)
With double glazed doors. Lean to store.

Timber & Glass Summer House
Countryside and sea views.

Traditional Stone Outbuilding 10'4 x 10'10 (3.15m x 3.30m)
Store/Workshop Utility. Plumbing for washing machine.

SERVICES
We understand that mains water and electricity are connected to the property. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE
We understand that the property is freehold with vacant possession available on completion.









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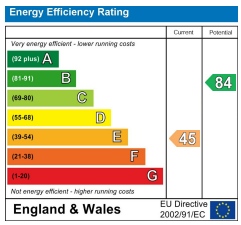


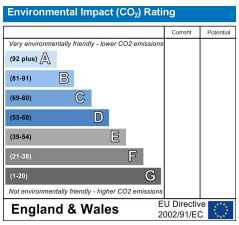












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