JOAN HOPKIN
ESTATE AGENTS









Manor Cottage , Llangoed, LL58 8SB

£360,500

An immaculate traditional long welsh cottage dating back to the 19th century, enjoying a peaceful elevated position overlooking fields and countryside, yet just on the outskirts of the village of Llangoed and convenient to the historic town of Beaumaris, Menai Bridge and the mainland.

The cottage has been extended to give modern contemporary accommodation to include a modern fitted breakfast kitchen with granite work tops and quality appliances.

The characterful accommodation briefly comprises: Lounge with dining area and views towards the Menai Strait and mountains; kitchen/breakfast room, modern bathroom, and 3 double bedrooms. Garden with views and off road parking for four cars. PVC double glazing and oil fired central heating.

Most worthy of internal inspection and with no onward chain.

Entrance

Slate pitched canopy over the main entrance with PVC double glazed door having leaded lights opening to the hallway.

Hallway




Exposed beamed ceilings and two PVC double glazed windows. Three double radiators, one with decorative cover. Telephone point, wood flooring and three wall light points.

Kitchen/Breakfast Room 10'4" x 8'8" plus 16'8" x 10'3" max (3.14 x 2.64 plus 5.09 x 3.12 max)



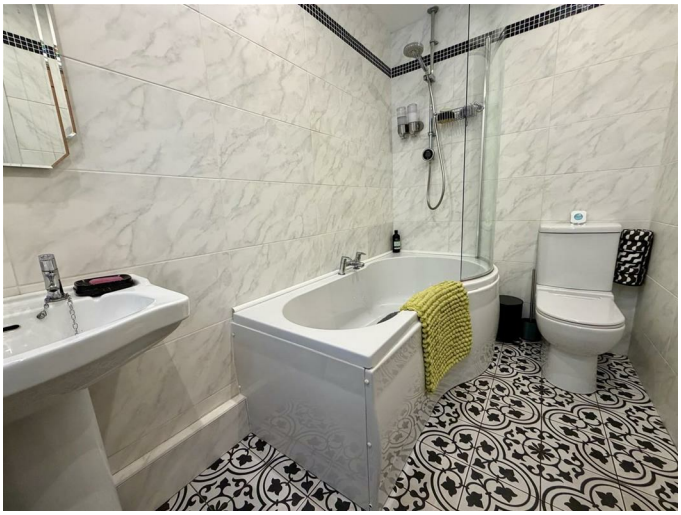

Having been extended to give a spacious area and with a fitted range of base and wall units in a contrasting cream and grey finish with granite worktop surfaces and tiled surround as well as stone floor tiling. Inset 1.5 bowl sink unit with mixer tap. Recces housing Rangemaster range cooker with stainless steel canopy extractor over. Integrated dishwasher and tumble dryer. Recess housing microwave combi oven, space for washing machine and recess housing Samsung American style fridge freezer. Part exposed stone walls with timber panelling to dado level and wide breakfast bar area with granite top. Tall contemporary radiator, ceiling spot lighting, porthole lighting to ceiling and double glazed door to a rear yard area leading to the side garden area.

Lounge/Diner 21'0" x 13'4" (6.39 x 4.07)




A spacious family room with four double glazed deep windows with slate tile sills. Timber flooring and exposed ceiling beams. Two radiators, telephone point, two wall light points and t.v aerial point. Rural views towards the mountains.

Bathroom 9'2" x 5'3" (2.80 x 1.59)



Having a modern three piece white bathroom suite comprising "P" shaped bath with Aqualisa thermostatic shower over and glazed shower screen, W.C, wash hand basin and radiator towel rail. Two double glazed windows, fully tiled walls and floor, ceiling down lighters.

Bedroom One 13'2" x 9'9" (4.01 x 2.97)



Exposed beamed ceiling, Double Glazed window. Radiator, wall light, timber flooring and telephone point. Newly fitted bank of mirror fronted wardrobes, providing excellent storage space.

Bedroom Two 9'11" x 9'7" (3.02 x 2.92)



Exposed beamed ceiling, deep double glazed window, radiator, telephone point. Timber floor covering, wall shelving and built-in storage cupboard.

Bedroom Three 13'5" x 9'11" (4.10 x 3.03)



Beamed ceiling, double glazed window and 'velux' style roof window, Radiator.

Outside

Walled front concrete pathway leads along the front to a garden area laid to lawn with summer house and timber decked patio area overlooking fields and countryside. Steps lead down to off road parking for two cars with additional parking to the front and by the main entrance. To the rear of the property through a timber gate is a secure courtyard with external oil boiler and water tap, and door to the kitchen.

Tenure

We are advised the property is Freehold, and this will be confirmed by the vendor's conveyancer.

Services

Mains water and electricity. Private drainage.
Oil fired central heating system.

Council Tax

Band E

Energy Performance Rating

Band E

Directions

From our office, continue along the B5109 towards Llangoed. Drive through the village over the small bridge and head straight on for about half a mile. The property can be found on the right hand side just after Cornelyn Manor Lodge.

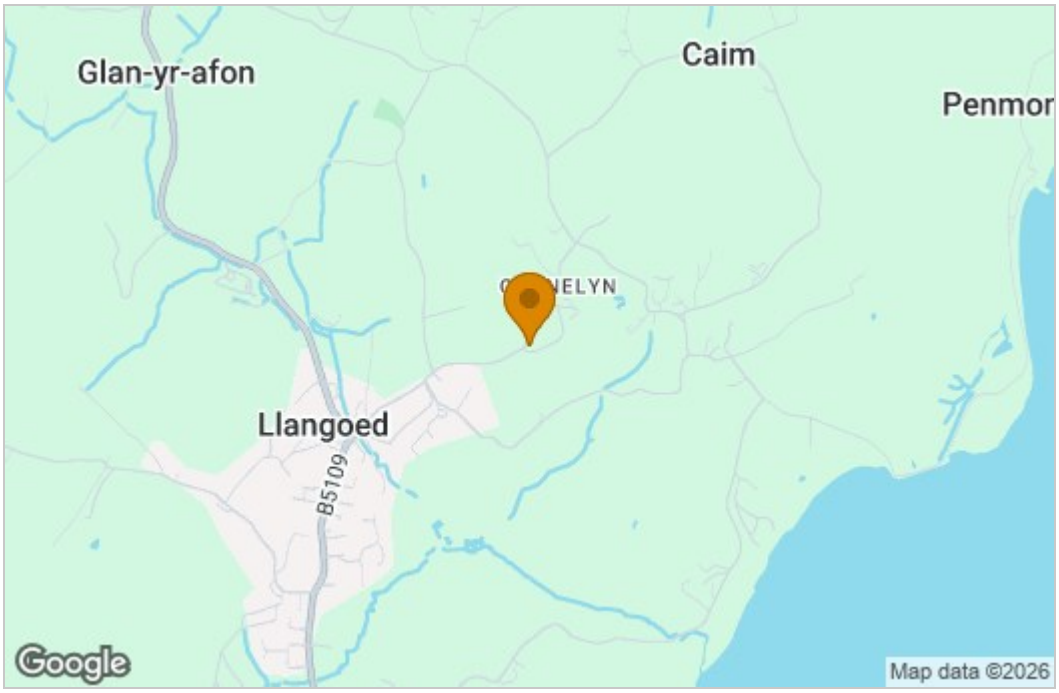
Floor Plan



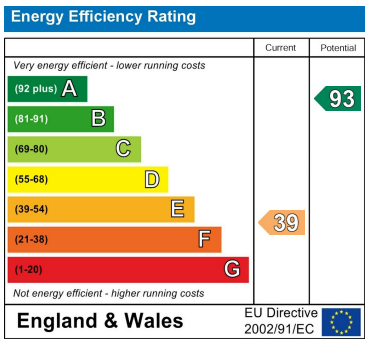
Total area: approx. 106.5 sq. metres (1146.2 sq. feet)

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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