



**£135,000**  
freehold

**Top Road,  
Garndiffaith, NP4 7LS**

- EPC Rating: D
- Charming cottage full of character
- Lovely views across the valley
- Well stocked garden with a large sun terrace
- Three reception rooms, two bedrooms





## About The Property

Full of character and charm, this quirky property has stunning views across the valley. Accommodation includes a living room with log burning stove, a study, a sun room and the dining kitchen spans the rear of the property off which is a storage cupboard with plumbing for a washing machine. Upstairs there is the master bedroom off which is the bathroom, and a second bedroom with fitted wardrobes. The gardens are well stocked and there is a sun terrace to fully appreciate the views, as well as a garage.

## Accommodation

### Ground Floor

Glazed door leading in to the living room.

### Living Room

13' 4" max x 10' 10" ( 4.06m max x 3.30m )

Front facing window, spot lights, radiator, feature fireplace with log burning stove, door to study, archway to kitchen, open tread staircase to the first floor.

### Study

6' 1" max x 10' 4" max ( 1.85m max x 3.15m max )

Front facing window, spot lights, radiator.

### Dining Kitchen

### Kitchen Area

5' 8" x 12' 1" max ( 1.73m x 3.68m max )

Rear facing window, spot lights, radiator, fitted kitchen with a range of eye level and floor mounted units with work



surfaces over and tiled splashbacks, eye level double oven, five ring gas hob, double Belfast sink, open to dining room.

### Dining Area

8' 7" min x 7' 6" ( 2.62m min x 2.29m )

Two rear facing windows, sky light, ceiling light, storage cupboard with plumbing for washing machine, door to sun room.

### Sun Room

Side facing window, wall light, storage cupboard, radiator, glazed double doors to garden.

### First Floor Landing

Ceiling light, smoke detector, loft access, wooden floorboards, doors to bedrooms.

### Bedroom One

12' 1" max x 10' 7" min ( 3.68m max x 3.23m min )

Two front facing windows, spot lights, decorative fireplace, storage cupboard, door to bathroom .

### Bathroom

6' 2" x 10' 2" ( 1.88m x 3.10m )

Front facing window, ceiling light, radiator, decorative fireplace, panel bath, low level WC, vanity wash hand basin with storage under.

### Outside

The property is approached through decorative metal railings which lead to the garage, The garden is terraced and well stocked with flowers and shrubs. There is a large sun terrace making the most of the views out across to the valley, with steps leading down to a pond. At the bottom of the garden is a wildflower garden to attract wildlife, and there is also a greenhouse.

**Important Information**

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.