

Penrhyd Dothan , Ty Croes LL63 5SX £325,000

LUCAS & CO
ESTATE AGENTS

- 4 Bedroom Character Cottage Located in a Countryside Setting
- Detached Garage & Summer House
- Established Lawned Garden with Mature Trees & Shrubs
- Council Tax Band D
- Views of Open Countryside and Distant Mountains
- Off Road Parking
- The Cottage Requires Upgrading Throughout
- EPC: TBC







Location
WHAT 3 WORDS ///novelist.downsize.elephant

Entrance Vestibule
4'8" x 3'7"
Glazed Upvc door leads into entrance vestibule/porch area which leads into the kitchen via a timber/half glazed panel door.

Kitchen
12'10" x 8'10"
A white fitted kitchen with grey worksurfaces. Electric hob & oven with extractor hood over. Double stainless steel sink with drainer and mixer tap. Space for washing machine and dishwasher and space for tall fridge freezer. Double light fitting, window overlooking the rear aspect of the property. Three timber steps lead up into the living room.

Living Room
17'10" x 16'3"
With exposed beams and feature stone fireplace, the living room offers character and cosiness with plenty of natural light coming in from three Upvc glazed windows. Four wall lights and double radiator.

Hallway
20'9" x 3'2"

Bedroom 1
9'10" x 13'11"
The main bedroom with two windows overlooks the side aspect of the property offers ample storage with fitted, mirrored wardrobes. Double radiator and wall lights.

Bedroom 2
10'10" x 9'7"
The second largest bedroom which overlooks the front aspect of the property with deep window sill, recessed shelving area, single radiator and pendant light.

Bedroom 3 / Office
8'7" x 10'3"
Currently laid out as an office with views to the front aspect of the property, strip fluorescent ceiling light and single radiator.

Bedroom 4
7'6" x 9'5"
The smaller of the four bedrooms also overlooks the front aspect of the property with deep window sill, single radiator and pendant light.

Bathroom
6'7" x 9'0"
The shower room has been moderinised with large walk in shower with mains shower, fitted full length of wall vanity units with basin and WC. Cupboards and shelving offer storage for bathroom essentials and also houses the combi boiler. Three windows with privacy glass offers plenty of natural light. Chrome heated towel rail and encased ceiling light.

Garden
The quiet and tranquil lawned garden surrounded by countryside enjoy a variety of trees and shrubbery. A summer house offers shelter away from the sun, wind and rain.

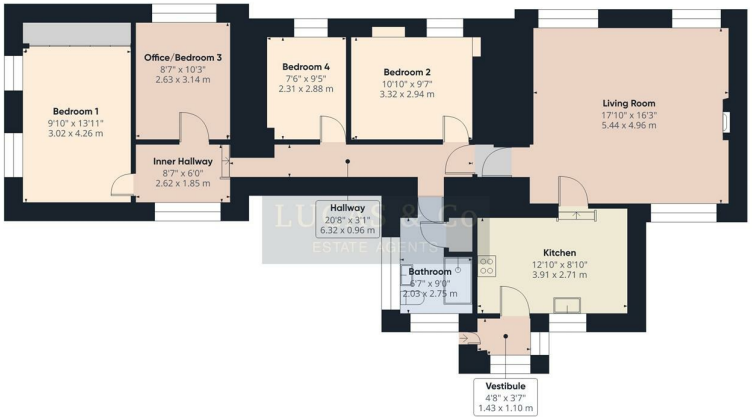
Garage
11'0" x 15'0"
A block built garage with felt roof offers plentiful storage or potential for garden office, gym or hobby room.

Services
Heating: LPG Bulk Tank (Flo Gas)
Water: Mains
Drainage: Septic Tank
Electricity: Mains Supply









Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

1220 ft²

113.4 m²

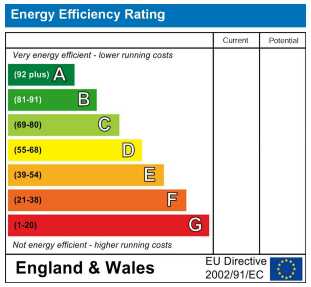
(1) Excluding balconies and terraces

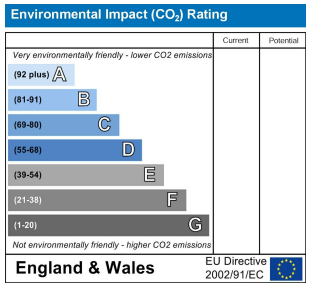
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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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.

Local Authority **Isle of Anglesey**
Council Tax Band **D**
EPC Rating