

Description

A Character Detached Double Fronted House Centrally Located In The Very Popular Village Of Llanddaniel With Family Sized Spacious Accommodation Throughout Along With Generous Gardens, Drive & Off Road Parking To The Side & Rear. Siop Newydd Benefits from Oil Fired Central Heating & Double Glazing Throughout & Briefly Comprises Lounge/Snug, Sitting Room, Kitchen/Diner, First Floor Landing, 4 Bedrooms, Bathroom & Separate WC. Externally Drive Way To The Side With Large Timber Gates Leading Through To The Rear Of The Property With French Doors Through Into The Conservatory. A Pergola With Steps Leads Down To The Well Kept Lawned Garden With Large Workshop/Garden Store Room .. The Property Has Been Owned By The Current Owners For Some 50 Years & Originally Was Run As A General Store/Grocery. The House Is Stone Built Under A Slate Roof & Has Been Extended Over The Preceding Years With A More Recent Addition Of The Conservatory Which Provided Additional Reception Room In Which To Relax.

LOCATION

The property is located in an idyllic rural setting being well placed for many of the coastal and rural attractions to be found on the island, the village also lies in close proximity to the communities of Gaerwen and Llanfairpwllgwyngyll for all necessary amenities. Comprehensive shopping together with essential goods and services are on offer just over the Telford suspension bridge to the University City of Bangor where there are close links to the A55 and rail routes to Holyhead and Eastbound towards Chester.

Lounge/Snug 5.00m (16' 5") x 3.50m (11' 6")

Sitting Room 4.60m (15' 1") x 3.30m (10' 10")

Kitchen/Diner 5.60m (18' 4") x 4.80m (15' 9")

Bedroom 1 4.50m (14' 9") x 2.40m (7' 10")

Bedroom 2 4.25m (13' 11") x 2.45m (8' 0")

Bedroom 3 3.65m (12' 0") x 2.45m (8' 0")

Bedroom 4 3.20m (10' 6") x 2.45m (8' 0")

Bathroom 2.30m (7' 7") x 1.90m (6' 3")

Separate WC 1.50m (4' 11") x 0.90m (2' 11")



Council Tax & EPC

Council Tax Band: D 2018/2019 £1,420.38 EPC: TBC

