



Mill Cottage Glasinfryn Bangor LL57 4UD
Freehold Cottage
£335,000

- Detached Character Cottage In Woodland Setting
- Set within approx. 1.5 Acres
- Private Edge of Village Location
- Conveniently Placed for Bangor, and The A55 Expressway
- Septic Tank Drainage
- Double Glazing & New Gas Central Heating

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

Tucked away on the edge of the desirable village of Glasinfryn, this delightful two-bedroom detached cottage offers a unique blend of character and tranquillity. Spanning 839 square feet, this pre-1900 property is set within a generous 1.5 acres of beautiful gardens and woodland, providing an idyllic retreat from the hustle and bustle of modern life.

Kitchen - A traditional country cottage kitchen with cream cabinets and wooden work surfaces. Ample space for a large dining table seating up to 6. Space and plumbing for washing machine and tumble dryer.

Living Room - This cosy living room exudes character with its exposed whitewashed stone walls and a stone fireplace as the focal point, complete with a traditional wood-burning stove. Exposed timber lintels above the windows. Natural light floods in through a large sliding glass door that opens onto the garden, offering views and access to the outdoor space.

Conservatory - The conservatory adds a sunlit environment to the cool stone cottage ideal for relaxing or enjoying views of the garden.

Bathroom - The bathroom has a classic design with white tiled walls and a white suite including a bathtub with an overhead shower, a pedestal sink, and toilet. Window with opaque glass for privacy. Original timber ledge & brace doors with thumb latch to storage cupboard.

Bedroom 1 - A double bedroom with 2 windows, double radiator.

Bedroom 2 - Small double bedroom with one window, radiator.

Upgrades & Maintenance - Services conducted regularly on boiler and the multi fuel stove.

Cottage is covered by British Gas homecare .

Electrics have been checked and a modern fuse box installed.

Window in Kitchen and glass in part of sliding door recently replaced.

British Gas installed new central heating, putting new insulation pipe work and radiators and boiler and have serviced it annually ever since.

Chimney stack replaced for multi fuel stove

Services - Septic Tank Drainage- emptied twice since 2014 never caused a problem.

Mains water supply

Mains Electric

LPG Gas Central Heating

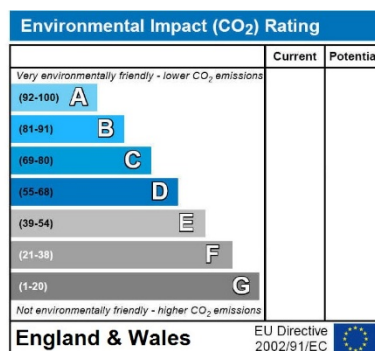
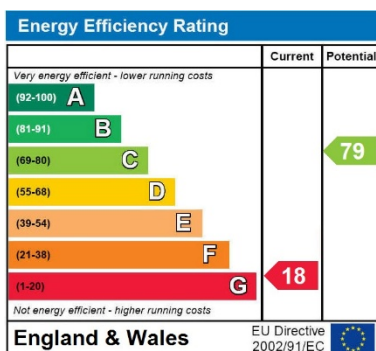
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Location - The village of Glasinfryn is ideally situated for the Ysbyty Gwynedd Hospital, the University City of Bangor, only 3 miles away, offering a wide range of shops, services and recreational facilities, ensuring that your essential needs are well catered for. The property is also located very conveniently for the A55 Expressway.

Directions - Head through Glasinfryn to end of village, at the junction turn right and go under A55 expressway bridge, follow the road, pass a cottage on right, go past junction on left, then lane entrance is on right hand side in the trees. Head down track, go under small slate bridge follow the track round, you will pass a big house with lawn, pass this, Mill Cottage is located behind.



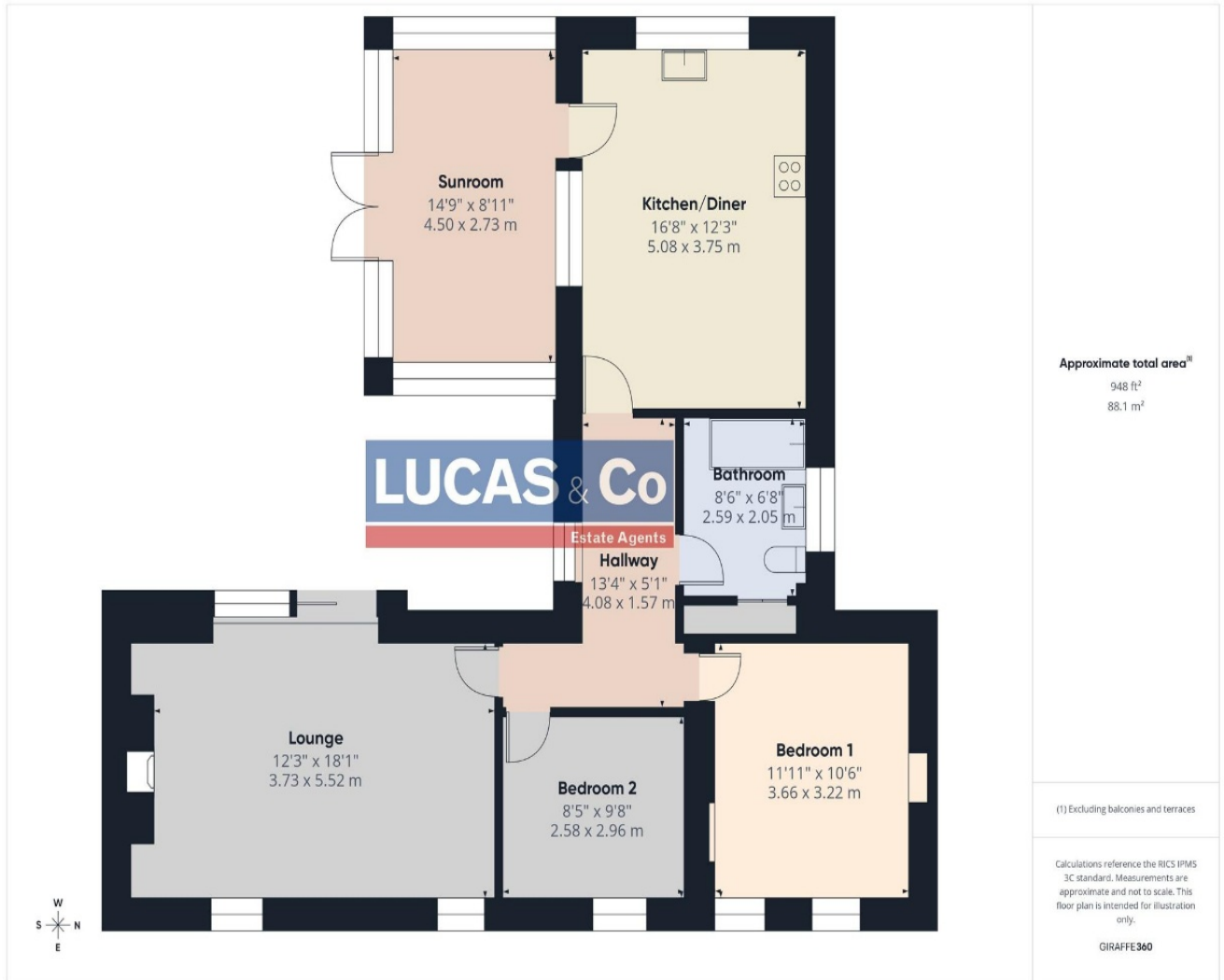
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