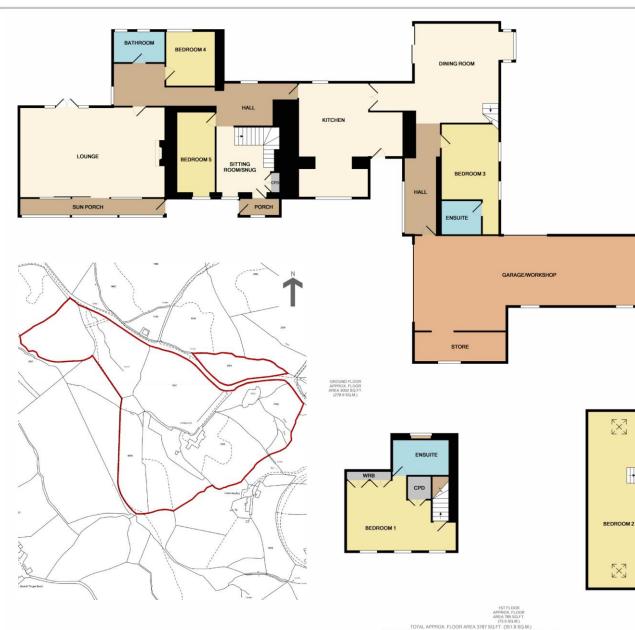
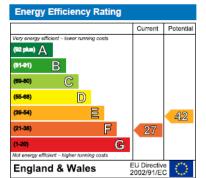
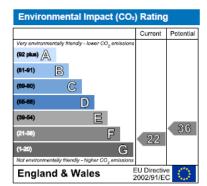




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Cerdd Y Mynydd, Carmel, Caernarfon, Gwynedd LL54 7AP • £595,000 Exceptionally spacious accommodation, stunning location, views and 17 acres – just think of the possibilities!

- Woodland
- Much Enlarged Detached Country Residence Exceptional Sea & Countryside Views Standing In Some 17 Acres Complete With Lake & **Double Glazing & Oil Fired Central Heating** • Sizeable Garage/Workshop Plus Further Garage 5 Bedrooms, 2 En-Suites & Family Bathroom Land Offers Much Leisure Business Potential • Sizeable 26' Lounge With Feature Multi-Fuel Stove • A Rare Lifestyle Opportunity For The Adventurous
- Highly Individual With Much Charm & Character





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# Cerdd Y Mynydd, Carmel, Caernarfon, Gwynedd LL54 7AP North Wales









DAFYDD HARDY

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#### Description

Cerdd Y Mynydd - a substantial Detached Character Residence standing within some 17 Acres or thereabouts of gardens, arable grazing land, woodland, private lake and stream occupying a remarkable rural position above the bay of Caernarfon and enjoying exceptional views towards the Irish Sea, Llanddwyn Island, much of Anglesey and even Caernarfon castle - not a bad view to wake up to each morning! The property is situated in a pleasing rural position roughly midway between the villages of Carmel and Rhos Isaf and is therefore within easy reach of the main A487 for traveling into Caernarfon whilst the stunning Snowdonia National Park lies just a short distance to the rear of the property. The layout has obviously seen some changes down through the years whereby the residence has been extensively enlarged and thereby offers decidedly spacious accommodation which would certainly suit a growing family and/or a family with dependent relatives. Due to the substantial nature of the property, it also provides scope to be split in two and thereby furthering its capacity to generate income perhaps as holiday let accommodation – subject to planning consents. Cerdd Y Mynydd offers so much in terms of living the country lifestyle with options via the accompanying land to expand your business horizons - why not explore the possibilities of utilising some of the land for glamping purposes - again, subject to planning consents and approvals. Or perhaps you have some ideas of your own! Attached to the property is a sizeable garage/workshop which would be ideal for grass cutting machinery and much, much more besides. Being fully double glazed and benefiting from oil central heating, the accommodation briefly affords: Porch, Sitting Room/Snug, Lounge, Sun Porch, Kitchen, Dining Room, 3 ground floor Bedrooms (1 with En-suite), Bathroom and 2 further first floor Bedrooms (master with En-suite). If you love life in the country without being too far off the beaten track and really must have land, then Cerdd Y Mynydd definitely warrants your attention.

#### Location

The property is located just north of the village of Carmel and approximately 2 miles from the main arterial roads of the A487 and A499 which provide convenient access to Caernarfon, Pwllheli and Porthmadog. In nearby Rhostryfan and Groeslon there is a choice of primary schools whilst Bontnewydd has a further primary school, convenience store and public house. The large shopping and historic town of Caernarfon is only some 5 miles distant offering numerous supermarkets, an abundance of independent shops, schools and leisure facilities. Cerdd Y Mynydd is surrounded by open countryside and conveniently placed for easy access to the beautiful northern coastline as well as the mountainous region of Snowdonia.

# Property Features

# Porch

Sitting Room/Snug:	11' 10" x 13' 1" (3.62m x 4.00m max)
Lounge:	26' 10" X 16' 9" (8.20m x 5.13m)
Sun Porch:	26' 10" x 3' 4" (8.20m x 1.02m)

Kitchen/	
Breakfast Room :	19' 5" x 21' 10" (5.92m x 6.68m max)
Dining Room:	15' 10" x 18' 8" (4.84m x 5.69m)
Bedroom 1:	20' 6" x 13' 3" (6.27m x 4.04m max)
En-Suite	
Bedroom 2:	14' 11" x 32' 9" (4.56m x 9.99m max) Part restricted headroom.
Bedroom 3:	10' 9" x 14' 0" (3.30m x 4.29m)
En-Suite	
Bedroom 4:	9' 1" x 10' 4" (2.78m x 3.17m)
Bedroom 5:	7' 2" x 14' 11" (2.19m x 4.57m)
Bathroom:	9' 8" x 5' 11" (2.96m x 1.82m)

#### Outside

The property is approached via its own driveway which leads to a private parking area. A stream fed from the lake passes through the garden to the front. Attached to the house is an extensive garage/workshop with power/light and 2 garage doors (the main one being electrically operated) allowing for easy access to all the land with machinery. As mentioned, the land (some 17 Acres) consists of good pasture, mixed woodland and private lake/pond.

Garage/Workshop: 46' 10" x 17' 8" (14.29m x 5.41m max)

17' 2" x 5' 7" (5.24m x 1.72m)

#### Directions

Store:

From Caernarfon, follow the A487 in the direction of Porthmadog. Continue through the village of Bontnewydd and proceed past Ffrwd Cae Du, turning left where signposted for Rhos Isaf. Follow the road through Rhos Isaf and continue until you see a turning on your left signposted Carmel. Turn left here and proceed for exactly ½ mile where you will find the entrance to the property on your right hand side.

### Services

We are informed by the seller this property benefits from mains Water, Electricity and Private Drainage.

## Heating

Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

### Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.











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