



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

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient – higher running costs	
27	42
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
22	36
England & Wales	
EU Directive 2002/91/EC	

Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwirid profesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gywir sedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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



### 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

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

#### Kitchen/

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

#### 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)

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

#### Directions

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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