

Dol-Llys Hall Sales Brochure - Flat 3

This brochure should be read in conjunction with the information on the website, which tells you about the hall and grounds in more detail.

The house stands within approximately 14 acres of grounds, 8 of which are given over to woodland. It has been divided into 7 flats plus 2 large communal rooms, there is a shared laundry, guest bedroom, cellar, and some outdoor sheds. The allotment area with polytunnels, has both communal and individual space. Central heating and hot water are provided by a wood pellet boiler located in the cellar. All the flats have wood burners, and we process our own timber to supply these. There is a modern fire detection system covering the whole house.

Flat 3 is a first-floor apartment, however it has its own access from level ground at the side of the hall. There is a secluded flower bed and grass area just outside the door.

(Please note, all measurements are approximate).



Entrance/Boot Room

On entering the apartment, there is an entrance/boot room measuring 3m by 2.45m



Hall



Wood timber floor with sky lights into the attic above, 6.75m long

Bedroom 1

Currently used as the main double bedroom with fitted carpet measuring 3.75m by 3.1m



Bedroom 2 with Mezzanine



Internal room used as a second bedroom and storage. It has a mezzanine floor covering half of the room area including a skylight to the attic above. Measures 5.2m by 1.7m

Bedroom 3

Currently configured as an additional lounge room measuring 4.35m by 3.85m with timber floor.



Bathroom



Tiled bathroom with over bath shower measuring 3.25m by 1.56m.

Sitting/Dining Room

Comfortable wood floored room over-looking the courtyard currently used as a sitting and dining room. Measures 5.4m by 3.4m



Kitchen

Adjoining the sitting room, the recently renovated kitchen has windows to two sides and measures 3.9m to 2.25m.

