



**Tom Parry**

**Dolrhedyn, Borth-Y-Gest, LL49 9TW**

**£585,000**

## Dolrhedyn , Borth-Y-Gest, LL49 9TW

Tom Parry & Co are delighted to offer for sale this fantastic detached house situated in a much sought-after area in the village of Borth-Y-Gest. This delightful property boasts three/four bedrooms, offering ample space for a growing family or those who enjoy having guests over. With no onward chain, early viewing is highly recommended.

Built in 1965, this house exudes character and charm while providing generous living space. The detached nature of the property ensures privacy and tranquillity, perfect for those seeking a peaceful retreat. One of the standout features of this property is the fantastic outside space it offers. Whether you have green fingers and enjoy gardening or simply love to bask in the sun, this outdoor area provides endless possibilities for relaxation and entertainment.

Situated just a short walk away from the beach, this home is ideal for beach lovers and those who appreciate the calming influence of the sea. Imagine taking leisurely strolls along the shore or enjoying picnics with loved ones against the backdrop of the stunning coastline.

Don't miss out on the opportunity to make this charming detached house in Borth-Y-Gest your new home. With its spacious interior, fantastic outside space, and proximity to the beach, this property offers a lifestyle that many can only dream of.

**Our Ref: P1533**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Porch

with slate flooring and cloak storage area

#### Entrance Hallway

with feature parquet flooring; large under stair storage cupboard and radiator

#### Living Room

with a gas fire set in marble surround; dual aspect windows; built in shelving and storage cupboards; carpet and radiator

#### Dining Room

with window to front overlooking front garden; inset electric log burner effect fire; carpet and radiator

#### Snug/Bedroom 4

with dual aspect windows enjoying views over the garden; carpet and radiator

#### Kitchen/Breakfast Room

with a range of built in wall and base units with worktop over; one and a half bowl stainless steel sink and drainer; integrated electric oven; integrated gas hob with extractor over; integrated dish washer; built in larder units around American style fridge/freezer and door to rear garden

#### Utility

with a range of fitted wall and base units; floor mounted 'Worcester' boiler and space and plumbing for washing machine

#### Shower Room

a newly fitted shower room with large walk in shower; low level WC; wash basin set in vanity; tiled walls and floor and heated towel rail

### FIRST FLOOR

#### Landing

with spacious landing area, big enough to have a desk for home working; large under eaves storage cupboard and view over garden

#### Bedroom 1

with dual aspect windows enjoying fantastic views down to Borth Y Gest; built in wardrobes and drawers; carpet and radiator

#### Bedroom 2

with views over garden, down towards estuary and to the mountains beyond from dual aspect windows; carpet and radiator

#### Bedroom 3

with dual aspect windows enjoying views towards the estuary and Ffestiniog Railway; eaves storage cupboard; further office/snug area; carpet and radiator

#### Bathroom

with panelled 'P' shaped bath with shower over; wall mounted wash basin; low level WC; heated towel rail and tiled walls and floor

### EXTERNALLY

The property is approached via a private gated driveway which leads to a detached garage at the side of the house. There is a lawned garden to the side of the driveway with a range of mature shrubs and plants and a hedgerow to the front.

At the rear there is a slate patio area, stepping up to a further lawned garden which gives access to a fantastic summer house with light and power connections and an attached covered decking area - perfect for enjoying the garden, whatever the weather!

### SERVICES

All mains services connected

### MATERIAL INFORMATION

Tenure: Freehold. Currently used as a primary residence.

Council Tax: Band G







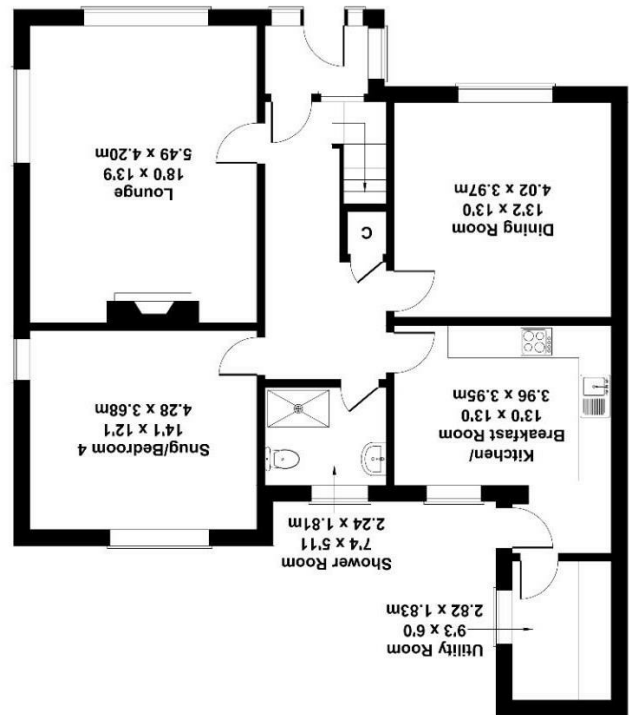
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

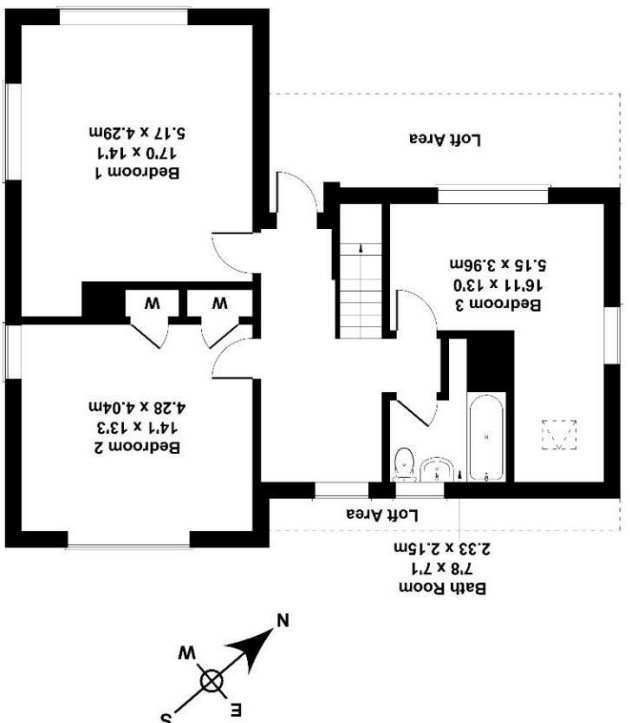
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their

Not to Scale. Produced by The Plan Portal 2024  
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**GROUND FLOOR**



**FIRST FLOOR**



**Dolrhedyn**  
Approximate Gross Internal Area  
1814 sq ft - 169 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

