



Tom Parry

2 Penrhiw, Dyffryn Ardudwy, LL44 2DW

£195,000

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Croeso i 2 Penrhwi - a deceptively spacious house within easy reach of all local amenities. The property is perfectly tailored to family life - offering desirable open plan kitchen/diner, 3 large bedrooms, stylish bathroom with separate shower and additional attic rooms - flexible areas which can serve as extra living/sleeping spaces, home office or accommodation for guests. There are far reaching views over Cardigan Bay from the majority of the rooms. Externally the property keeps on giving - with a large front patio, enclosed rear garden and utility room. Add in the facts that the property has a new oil fired boiler, dressing room and car parking in abundance directly in front of the house - and it is clear to see that this house offers everything a local family could ever need.

Please note that there is a Local Occupancy Clause on this property.

Dyffryn Ardudwy is a coastal village located on the western fringe of the Snowdonia National Park. The area is well known for its sandy beaches and beautiful sunsets and is popular with visitors seeking relaxation, beautiful walks and stunning vistas. It has good local amenities including a post office, school, village hall, shops, cafes, petrol station and art gallery. It has regular bus services and a railway station with links to the local towns of Barmouth and Porthmadog, and extending to the Midlands and beyond.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE PORCH

Storage cupboard, window to front with far reaching views, vinyl flooring, door into

HALLWAY

Tiled floor, stairs leading to first floor, doors leading to

KITCHEN/DINER

6.52 x 6.44 (21'4" x 21'1")

Spacious and contemporary open plan layout - dining area comprises bench seating with storage in window to take advantage of far reaching sea views over Cardigan Bay, open to recently renovated kitchen comprising extensive range of soft green coloured base units with copper handles, laminate work top above, integrated oven and grill, electric hob with extractor hood above, space for fridge/freezer, tiled splash backs, integrated dishwasher, breakfast bar, window and door to rear garden, radiator

LOUNGE

3.01 x 6.29 (9'10" x 20'7")

Window to front with far reaching sea views over Cardigan Bay, fitted carpet, radiator

FIRST FLOOR

LANDING

Storage cupboard, stairs leading to second floor, radiator, window overlooking rear garden, doors to

BEDROOM 1

3.78 x 3.02 (12'4" x 9'10")

Window overlooking rear garden, radiator, fitted carpet

BEDROOM 2

4.90 x 2.62 (16'0" x 8'7")

Two windows to front with sea views, built in storage cupboard, radiator, fitted carpet

BEDROOM 3

4.88 x 2.58 (16'0" x 8'5")

Two windows to front with far reaching sea views, built in storage cupboard, radiator, stripped floorboards

DRESSING ROOM

2.71 x 1.37 (8'10" x 4'5")

Obscured window to rear, fitted carpet

BATHROOM

3.57 x 2.24 (11'8" x 7'4")

Large modern room comprising panelled bath, large shower cubicle, wash hand basin, low level w.c., integrated storage, half panelled walls, laminate flooring, ceiling spot lights

SECOND FLOOR

ATTIC ROOM 4

4.60 x 2.89 (15'1" x 9'5")

Spacious and versatile space to be used as additional living space, home office, crafts room etc - sky light window, under eaves storage, fitted carpet, radiator

ATTIC ROOM 5

3.94 x 2.86 (12'11" x 9'4")

Flexible and valuable space with many uses in a family home - with skylight window and fitted carpet

EXTERNAL

To the front of the property is a paved patio with excellent views over Cardigan Bay and beyond. A side passage way leads to the rear garden which is private and enclosed.

The garden is a blend of lawn and hard scaping - perfect for family life needs. Paved patio for al fresco dining, 2 large sheds for extra storage, utility room with plumbing for washing machine.

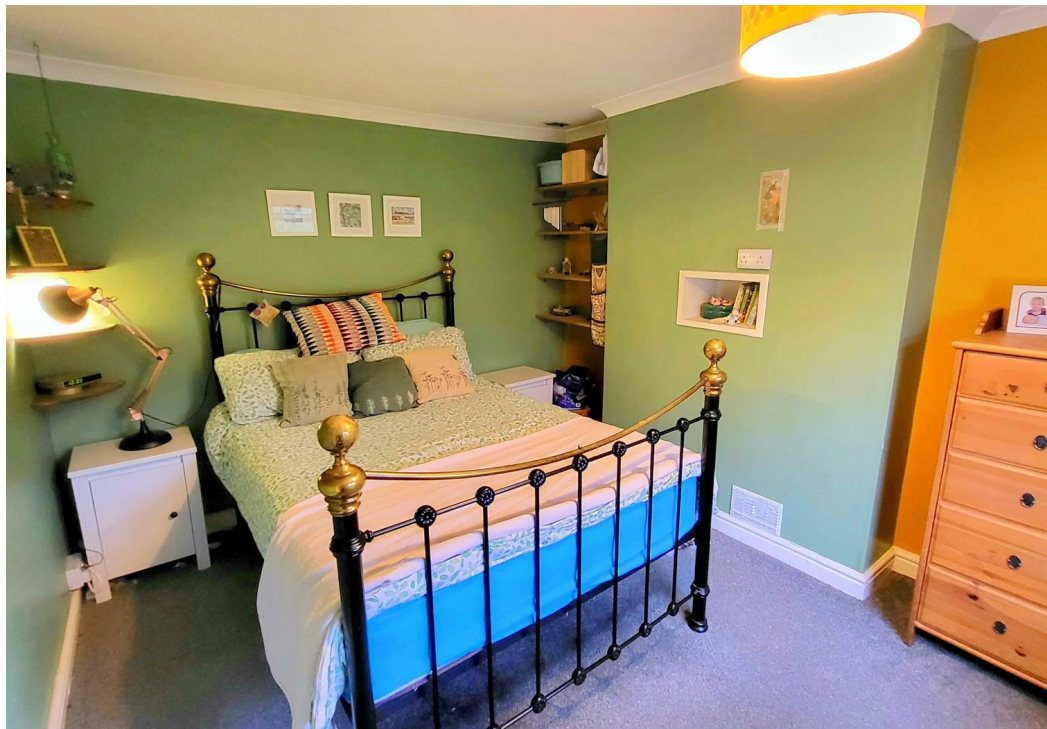
Oil tank.

SERVICES

Mains water, drainage and electricity.

Council tax band C.



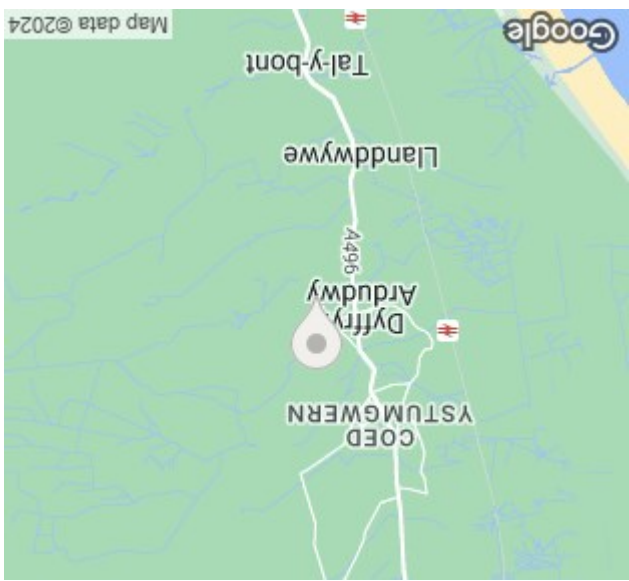
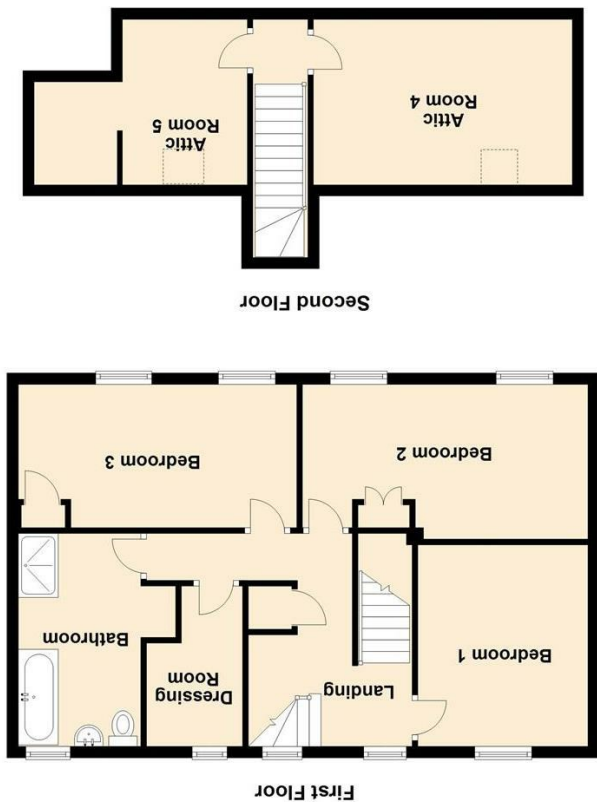




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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<p>Energy rating</p>	<p>2, Penrhwi DYFFRYN ARDUDWY LL44 2DW</p>
	<p>Valid until 12 July 2027</p> <p>Certificate number 0326-2897-7831-9593-4465</p>