



Ar Werth

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KAI JAN

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Kaijan, 2 Tyddyn Du Penrhwi, Dyffryn Ardudwy, LL44 2DW

**£360,000**

## Kaijan, 2 Tyddyn Du Penhiw, Dyffryn Ardudwy, LL44 2DW

This is an opportunity to purchase a deceptively spacious, 3 bedroom bungalow in a superb setting with stunning sea views. The bungalow also benefits from 2 garages, one of which is currently being used as a utility room, 2 driveways, and additional living/working space in the loft. The property is in good order throughout with oil fired central heating and well planned rooms. Externally the large, private garden is an added bonus with amazing sea views. The potential of the property is huge - and with some investment and thought the bungalow will undoubtedly become a dream property.

Sitting on the edge of Dyffryn Ardudwy - 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 )

Side entrance door into

### GROUND FLOOR

#### ENTRANCE PORCH

Door into

#### ENTRANCE HALLWAY

4.09 x 4.01 (13'5" x 13'1")

Full height storage cupboard, fitted carpet, doors leading to

#### BEDROOM 1

3.33 x 4.09 (10'11" x 13'5")

Window to front, fitted carpet, radiator

#### BEDROOM 2

3.30 x 4.07 (10'9" x 13'4")

Window to front, fitted carpet, radiator

#### BEDROOM 3

3.01 x 2.86 (9'10" x 9'4")

Currently being used by vendors as a dining room with window to side, large cupboard, vinyl flooring, radiator

#### BATHROOM

2.21 x 1.70 (7'3" x 5'6")

Fitted suite comprising panelled bath, wash hand basin, bidet, tiled floor, partially tiled walls, radiator, wall mounted mirror with shaving socket, obscured window to side

#### SEPARATE WC

With wash hand basin

#### LOUNGE

4.52 x 4.70 (14'9" x 15'5")

Large picture window to rear overlooking garden and Cardigan Bay beyond, log burning stove on slate hearth, fitted carpet, radiators x2

#### KITCHEN

3.47 x 3.59 (11'4" x 11'9")

Fitted with a range of wooden wall and base units including 1 1/2 sink and drainer unit, integrated

fridge, laminate worktops, tiled splash back, full height pantry cupboard, space for cooker, window to rear with views into sun room, garden and beyond, door leading to

#### UTILITY ROOM

3.18 x 5.17 (10'5" x 16'11")

Wall and base units, space and plumbing for washing machine, "Worcester" oil fired boiler, doors to front and rear leading into garden

### FIRST FLOOR

#### ATTIC ROOM

8.26 x 3.82 (27'1" x 12'6")

Spiral staircase from ground floor leading to attic room - currently being used by vendors as an additional bedroom with adjacent w.c and wash hand basin. Extremely flexible space which could be utilized for a variety of needs.

Two skylight windows

### EXTERNAL

Uniquely the bungalow benefits from 2 driveways, one of which leads to single garage.

Lawned garden to front.

To the rear of the property is a large, well maintained garden - rich in planting and colour. There are various areas of lawn, flower beds, vegetable plots and hard scaping - all of which have stunning views over Cardigan Bay.

There is a lean to conservatory against house, a separate green house, oil tank and large paved patio for watching the spectacular sun sets.

### SERVICES

Mains water, drainage and electricity.

Gwynedd Council tax band E



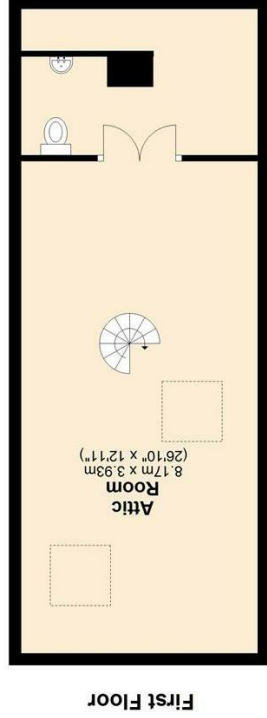




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
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Property type		Detached house									
Total floor area		88 square metres									
<table border="1"> <tr> <td>Energy rating</td> <td>D</td> </tr> <tr> <td>Valid until</td> <td>20 April 2024</td> </tr> <tr> <td>Estimate number</td> <td>2774-1824-0350-0650-6398</td> </tr> <tr> <td>LL44 0DW</td> <td>DYFFRYN ARDUWY</td> </tr> </table>				Energy rating	D	Valid until	20 April 2024	Estimate number	2774-1824-0350-0650-6398	LL44 0DW	DYFFRYN ARDUWY
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