



Tom Parry

Swn Y Mor , Dyffryn Ardudwy, LL44 2EU

£325,000

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Welcome to your dream detached bungalow located in the picturesque village of Dyffryn Ardudwy. Secluded but not isolated the property sits within walking distance of the village centre with all the amenities needed and the stunning local beach.

The bungalow boasts a large kitchen/diner recently upgraded to the highest of standards. It is bright and spacious and simply perfect for entertaining guests or relaxing with your family. It is connected to the equally generous lounge, flooded with natural daylight. Both rooms have patio doors leading to the outside creating the perfect flow for indoor/outdoor living. Three bedrooms, a stylish and contemporary shower room and large double garage complete the picture.

Step outside and the garden continues to impress. There are ample seating areas, lawns and mature planting, and a large garage/workshop all completely private and enclosed.

Swn Y Mor provides a peaceful retreat from the hustle and bustle of everyday life. Renovated to an exceedingly high standard, this bungalow is your blank canvas for a new lifestyle by the sea.

Accommodation comprises: (all measurements are approximate)

Entrance door into

ENTRANCE PORCH

Door leading to

HALLWAY

1.99 x 2.56 (6'6" x 8'4")

Radiator, vinyl flooring, double doors leading into

LOUNGE

5.80 x 4.41 (19'0" x 14'5")

Spacious, light lounge with contemporary and elegant atmosphere, french doors leading to rear garden with full length windows both sides, feature fireplace with marble hearth housing electric fire, large radiator, fitted carpet, window to side, large archway leading to

KITCHEN/DINER

4.55 x 7.44 (14'11" x 24'4")

Recently upgraded kitchen fitted with a comprehensive, stylish range of wall and base units including integrated washing machine and dishwasher, integrated fridge/freezer, double stainless steel sink unit with up and over tap, stone worktops with matching upstands, range cooker with extractor hood above, large storage cupboard, luxury vinyl flooring, spacious dining area with french doors leading into garden

BEDROOM 1

3.05 x 3.08 (10'0" x 10'1")

Carpeted, uPVC window to front aspect, built-in wardrobes, radiator.

BEDROOM 2

3.75 x 2.31 (12'3" x 7'6")

Carpeted, uPVC window to front aspect, radiator.

BEDROOM 3

3.6 x 3.48 (11'9" x 11'5")

Carpeted, uPVC window to front aspect, radiator.

BATHROOM

2.11 x 3.02 (6'11" x 9'10")

Tiling to floor, white W/C, sink unit with cupboard

below, walk-in shower with glass shower door, tiled walls. heated towel rail, uPVC window.

EXTERNAL

Well stocked mature gardens to front and rear

Parking to front

Double garage (5.02 x 5.09) with "up and over door", side door, electric supply

SERVICES

Mains water and waste water, electricity

LPG gas tank

Council tax band E

LOCATION

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.

ADDITIONAL INFORMATION

The original property is believed to be of non standard construction . A more recent extension is of conventional build.

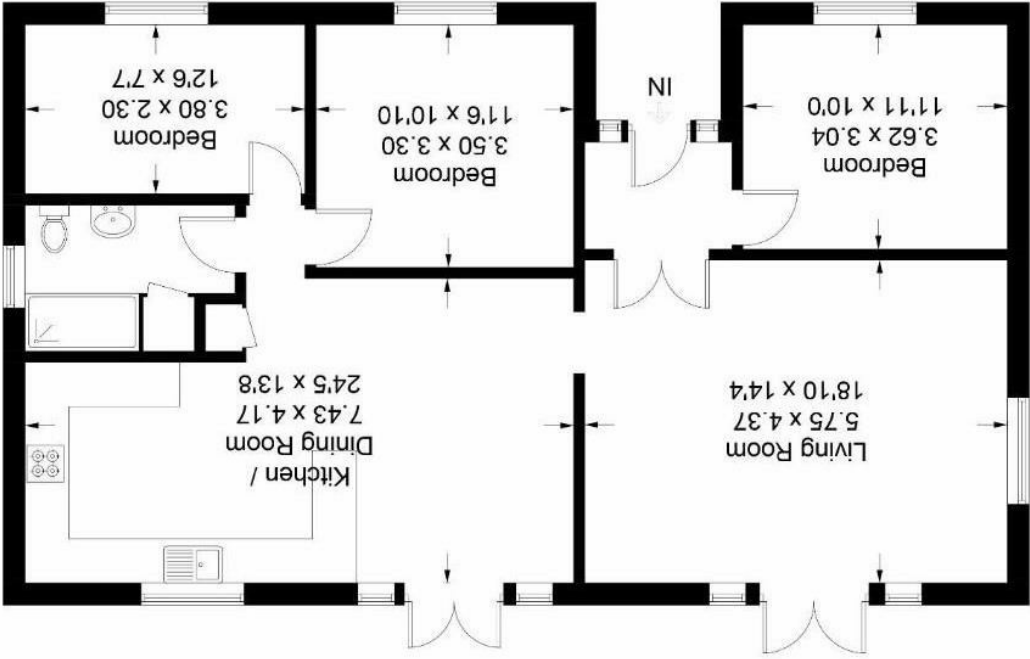
Freehold title





Swn y Mor, Station Road, Dyffryn Ardudwy, Gwynedd, LL44 2EU

Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft

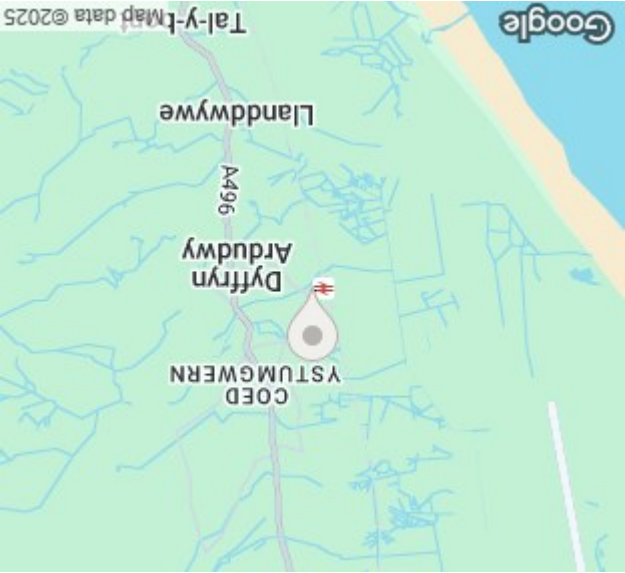


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Energy rating	
E	
Swn y Mor DYFFRYN ARDUDWY LL44 2EU	
Valid until	30 May 2033
Certificate number	0320-2349-6250-2277-8765
Property type	Detached bungalow
Total floor area	93 square metres



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