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Dyffryn Ardudwy | Merionethshire | LL44 2DA

£350,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Well presented, ready to move into and enjoy, this large and delightful coastal bungalow offers 4 bedrooms and a study so plenty of room for all the family and guests plus an additional home office or extra bedroom. With lovely sea views, the property sits on a corner plot in a quiet cul de sac location and benefits from a sunny private low maintenance rear garden bordered by fields, a garage, driveway parking, greenhouse and shed.

The accommodation is generous and well maintained with a family bathroom, separate shower room and a utility, in addition to a good sized lounge and dining kitchen. Throughout there is a feeling of space, light and comfort. The installation of solar panels add a green credential and generate an income.

This above average bungalow really needs to be viewed to appreciate the accommodation on offer and appreciate its lovely location and views.

- Exceptional extended bungalow
- Lovely sea views
- No upward chain
- Envious corner plot
- Solar panels generating an income
- 4 bedrooms plus home office/bedroom 5
- Garage and driveway parking
- Popular village location and close to sandy beaches
- Fully double glazed
- Low maintenance private garden backing on to fields



Entrance Hall

Steps from the driveway lead to the glazed front door opening into large welcoming entrance hall with door to the lounge and two useful storage cupboards, ideal for tidying away boots and shoes. This lovely light entrance hall leads round to a long inner hallway with doors off to the bedrooms and bathrooms. There is plentiful storage in this bungalow with two further double storage cupboards along the hallway and the loft hatch which has a useful drop down ladder providing easy access.

Sitting Room

17'4" x 11'10" (5.3 x 3.61)

Flooded with light with dual aspect windows providing lovely sea views. This attractive and good sized room has a wooden floor and a sunny aspect. A feature fireplace with stone surround and inset electric fire provides a cosy atmosphere for when the nights draw in.

Kitchen/Diner

9'11" x 20'8" (3.04 x 6.3)

A spacious kitchen/diner with a range of wall and base units, electric oven and hob with extractor over, space and plumbing for both dishwasher and washing machine, attractive quarry tiled floor and natural dining area with ample room for dining table and chairs.

Patio doors lead out to the rear patio lending itself perfectly to alfresco dining. Door leads to the utility room.

Utility Room

4'1" x 7'10" (1.25 x 2.4)

Accessed from the kitchen with large American style fridge freezer and door to the outside.

Bedroom 1

10'4" x 12'4" (3.16 x 3.77)

A large double bedroom with wood effect laminate flooring and window to the front giving views over towards the hills in the distance.

Bedroom 2

8'10" x 12'5" (2.7 x 3.8)

Double bedroom with wood effect laminate flooring and window to the front over looking the lawn and flower beds.

Bedroom 3

8'11" x 9'1" (2.73 x 2.79)

A further double bedroom with wood effect laminate flooring and window to the front.

Bedroom 4

10'9" x 9'2" (3.3 x 2.8)

With window to the rear overlooking the garden and greenery. With wood effect laminate flooring.

Home Office/Bedroom 5

7'6" x 8'11" (2.29 x 2.73)

Ideal for home working or additional accommodation this room has a window to the rear over looking the garden and wood effect laminate flooring.

Family Bathroom

7'4" x 7'4" (2.24 x 2.24)

With contemporary white suite consisting of low level WC, hand basin and bath. With wooden flooring, heated towel rail and partial tiling to the walls. There is an obscure window to the rear.

WC and Shower Room

7'4" x 4'7" (2.24 x 1.4)

With white suite consisting of low level WC, hand basin and shower cubicle. Having tiled floor, partially tiled walls and obscure window to the rear.





Garage and Driveway

18'0" x 7'10" (5.5 x 2.4)

There is driveway parking at the front of the property for 2 cars, this leads to a garage with an up and over door to the front, plus door to the rear garden and power and lighting.

External

To the rear of the property there is a delightful totally enclosed garden laid to patio with borders and raised beds for flowers and shrubs. There is a sea view from the top of the patio and attractive stone walling which backs on to fields beyond. The patio has a very sunny aspect and is the perfect place for enjoying the sunsets over the sea for which this stretch of coast is famous. Included in the sale are a greenhouse and shed. To the front of the property is a lawned area with mature flowers and shrubs and driveway parking. Steps lead to the front door.

Solar Panels

The property benefits from the installation of solar panels which are currently generating an income of £700 per year for the owners.

Additional Information

The property is freehold and is connected mains water, drainage and electricity.

Dyffryn and its Surrounds

The charming village of Dyffryn Ardudwy lies between Harlech and Barmouth in Gwynedd, North Wales. Dyffryn sits on the narrow coastal strip between the glorious sandy beaches of Cardigan Bay to the west and the foothills of Snowdonia to the east. It is fabulous walking country with rolling hills, golden sands and wooded valleys to be explored. The landscape is full of history, the village attracts visitors seeking relaxing beaches, walking and ancient settlements and historical artefacts This village offers good local shops, cafes, pubs and an art gallery. The surrounding area has an exciting array of wildlife and birds including soaring buzzards.

The bustling town of Harlech is just 4 miles away, dominated by its majestic 13th century castle which is a World Heritage Site. Popular with golfers due to its famous Royal St. David's course, Harlech also boasts an excellent variety of amenities including restaurants and shops. The nearby resort of Barmouth offers an amazing Panorama Walk with breathtaking views and also a harbour from which you can enjoy a ferry to Fairbourne for a ride on the miniature railway or a boat trip out to sea to try mackerel fishing.

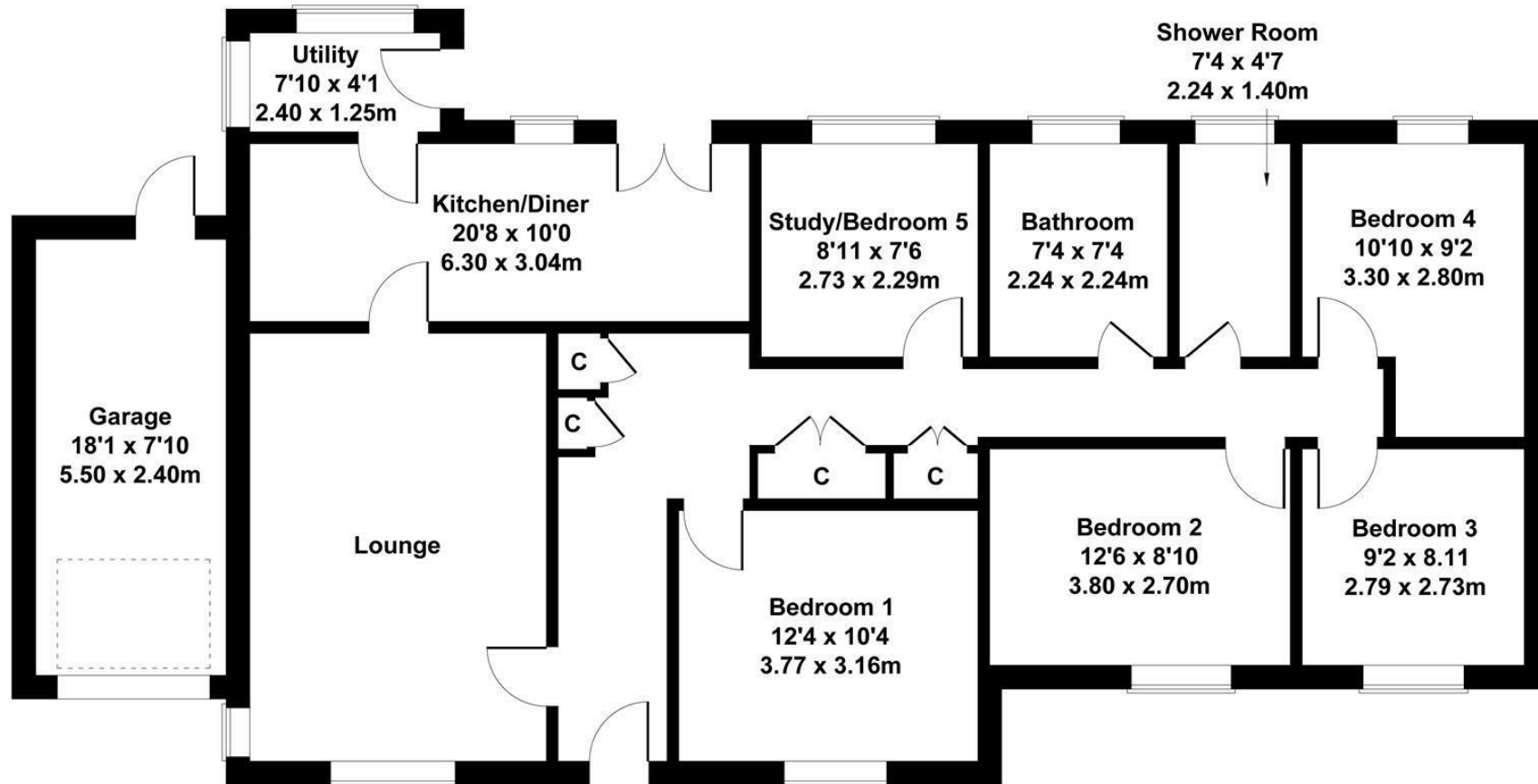






11 Bryn Heulog LL44 2DA

Approximate Gross Internal Area
1453 sq ft - 135 sq m



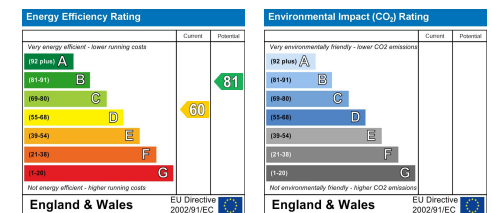
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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.









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