



# Ty Mawr

Dyffryn Ardudwy | Merionethshire | LL44 2DA

£199,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

# Ty Mawr

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A spacious and light 2 bedroom attached stone cottage with the benefit of a garden and parking located in the popular coastal village of Dyffryn Ardudwy.

This lovely cottage benefits from 2 reception rooms and 2 double bedrooms. It provides good sized accommodation and is light and bright throughout. To the rear there is a lawned garden and driveway parking. There are distance sea glimpses from the house and garden.

The property is in need of some upgrading which is reflected in the price but it benefits from double glazing and oil fired central heating.

This attractive property will appeal to anyone seeking a lovely home by the sea and we recommend viewing at the earliest opportunity.

It is being sold with the benefit of NO ONWARD CHAIN.

- 2 Bedroom stone cottage
- Parking and garden
- 2 Reception rooms
- Some upgrading required
- Sea glimpses
- Popular village location
- Central heating and double glazing
- NO ONWARD CHAIN
- 2 Double bedrooms
- Opportunity to add value



### Lounge

10'5" x 11'9" (3.2 x 3.6)

With window overlooking the garden and feature fireplace with wooden surround and marble inset housing a coal effect electric fire. We believe that the chimney behind can be brought back into use should a log burner or open fire be desired. A door leads to the second reception room.

### Sitting Room

13'0" x 8'10" (3.98 x 2.7)

A large room with obscure window to the front and a deep under stairs cupboard.

### Kitchen

6'6",26'2" x 11'9" (2,8 x 3.6)

With dual windows over looking the garden, light and bright with a range of wall and base units, a gas cooker, washing machine and fridge. There is space for a small table and chairs and a door leads to the garden.

### Bathroom

5'4" x 7'6" (1.64 x 2.3)

On the ground floor with white suite comprising of WC, hand basin and bath with shower over. There are tiled splash backs and an obscure window to the rear. There is a large airing cupboard with shelves and a radiator.

### Bedroom 1

14'1" (max) x 11'9"(max) (4.3 (max) x 3.6(max))

A large L shaped double bedroom with window and wooden window seat over looking the garden and having distant sea and dune glimpses through the trees and roof tops of the neighbouring cottages.

### Bedroom 2

13'9" x 8'10" (4.2 x 2.7)

A further large double bedroom with pleasant out look to the front across the road and to green lawns and trees beyond.

### Exterior

The property benefits from an enclosed garden with driveway parking. The area is gated and bound by stone walls, fencing and hedges and there is a large lawn with mature shrubs, bushes and flower beds plus patio areas. The garden has a very sunny aspect.

### Additional Information

Ty Mawr is connected to mains electricity, water and drainage. It is fully double glazed and benefits from oil fired central heating and has a bottled calor gas supply to the cooker. It is council tax band C

It is in need of some upgrading and the price reflects this.

### Dyffryn Ardudwy and its Surrounds

Ty Mawr is located in the charming village of Dyffryn Ardudwy which 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



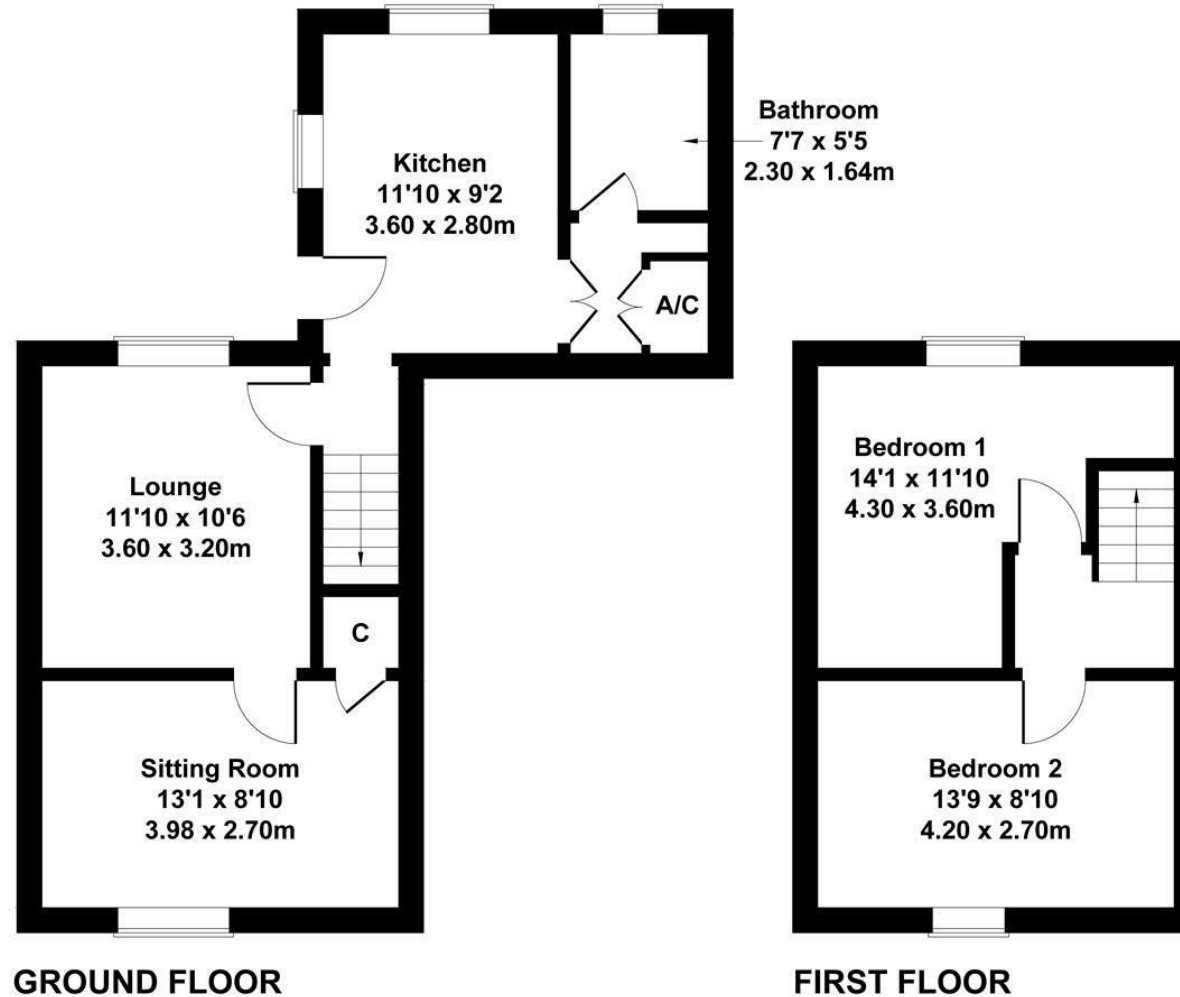


brehtaking views and also a harbour from which you can enjoy a ferry to Fairbourne for a ride on the miniature railway or a boat trip out to sea to try mackerel fishing.



# Ty Mawr

Approximate Gross Internal Area  
775 sq ft - 72 sq m

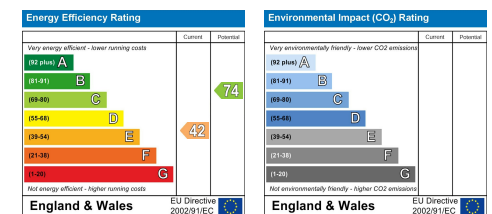


Not to Scale. For Illustrative Purposes Only.

## 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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