



Llwyn

Dyffryn Ardudwy | Merionethshire | LL44 2EL

£279,995

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT



# Llwyn

Dyffryn Ardudwy | Merionethshire | LL44 2EL

\*\*\*\* REDUCED FOR QUICK SALE\*\*\*\*

Large 4 bedroom detached stone built house with garden, parking and annex offering exciting income potential.

Presenting a rare opportunity to purchase a substantial 4 bedroom detached traditional property with income potential and the benefit of a large garden and plentiful driveway parking. The flexible accommodation on offer presents endless possibilities. In addition to the attractive large house, there is an attached ground floor annex which could generate the new owners a substantial income or be perfect for a dependent relative. Alternatively the annex can be easily incorporated onto the main house to provide additional accommodation as one residence.

This property is guaranteed to capture the imagination of those looking for an interesting opportunity for a home by the sea.

- REDUCED FOR QUICK SALE
- Flexible accommodation offering potential to add value and generate an income
- Large tiered garden currently under development
- Popular village location
- Bespoke large kitchen diner
- Annex potential in addition to house
- Detached 4 bedroomed stone built period property
- Gas central heating to house
- Fully double glazed
- Plentiful driveway parking



Llwyn consists of a large double fronted 4 bedroom detached stone house with large terraced garden and parking. The house is extremely attractive with large rooms and some period features plus an attached ground floor annex. It has its own entrances to the front and side and also has two interconnecting doors to the main house (currently blocked up) which could be reopened and the annex accommodation incorporated into the main house to become one residence.

The property is well maintained and in good decorative order. The whole property benefits from double glazing and the house has full gas central heating. Depending on how the new owners wish to utilise the accommodation, a little finishing off will probably be required.

#### **Llwyn Entrance Hall**

A slate path leads to the front door under the original veranda which opens onto an attractive entrance hall with original period floor tiles, dado rail and wooden staircase to the first floor. Doors off to lounge and kitchen.

#### **Llwyn Lounge**

13'6" x 12'0" (4.13 x 3.68)

With lovely bay window to the front, dado rail and ceiling rose.

#### **Llwyn Breakfast Kitchen**

17'3" x 10'4" (5.27 x 3.15)

Large breakfast kitchen with bespoke solid wood kitchen units with tiled worktops. Full of character with a Rangemaster oven, large Belfast sink, exposed ceiling beam, plumbing and space for a dishwasher. There is plenty of room for a table and a large walk in under stairs cupboard/pantry. With window to the rear and door to utility.

#### **Llwyn Utility**

10'3" x 8'6" (3.14 x 2.60)

Large utility room with wall and base units, space and plumbing for washing machine, home to Worcester boiler and patio doors leading out to the garden and parking area to the rear.

#### **First Floor**

An attractive wooden staircase leads up to the first floor landing with wooden balustrade and Velux window, where there are 4 double bedrooms, a study/box room and a bathroom.

#### **Bedroom 1**

12'9" x 12'6" (3.89 x 3.82)

With window to rear, coving and carpet.

#### **Bedroom 2**

12'0" x 10'5" (3.67 x 3.18)

With window to the rear, coving and carpet.

#### **Bedroom 3**

12'0" x 9'2" (3.66 x 2.80)

Further large room with window to the front, coving and carpet.

#### **Bedroom 4**

12'9" x 12'6" (3.89 x 3.82)

Large light room with coving, carpet and window to the front.

#### **Study/Box Room**

10'0" x 5'8" (3.05 x 1.75)

Ideal as a study/home office or small single bedroom. With coving, carpet and window to the front.

#### **Bathroom**

10'3" x 8'6" (3.14 x 2.60)

Steps lead down to the bathroom where there is a white suite consisting of low level WC, wooden panelled bath, hand basin in period style wooden vanity unit and separate shower cubicle. There is





wooden cladding to the ceiling and recessed spotlights. Obscure glazed window to the side.

#### **Annex**

With its own entrance to the front and a further entrance to the side, the single storey annex consists of 3 rooms; a large front room, sizable rear room with side entrance and double stainless steel sink, plus a shower room with WC, hand basin and shower.

#### **Annex Sitting Room/Games Room**

22'0" x 12'5" (6.71 x 3.80)

With door off front forecourt area leading into the large and light room with lovely bay window to the front with deep sill and storage under. There is a further window to the side. It has a quarry tiled floor, alcove shelving, dado rails and a further large storage cupboard. Door leads to room at the rear.

#### **Annex Store Room**

15'2" x 9'11" (4.64 x 3.04)

A sizable and light room with window to side, large Velux and access door to the side. There is a double stainless steel sink and plumbing installed.

#### **Annex Shower and Cloak Room**

9'8" (max) x 8'4" (2.96 (max) x 2.56)

A door from the rear room leads to a shower room where there is a low level WC, hand basin and shower. With built in shelving and high window to the rear.

#### **Exterior**

The property is set back with an enclosed courtyard bounded by stone walls and feature railings in front of the house. The annex has an open concrete patio to the front. An attractive veranda spans the width of the property at the front. A large driveway to the side leads to the rear where there is space & turning area for several vehicles and a large tiered garden with attractive stone walling. The large and versatile garden has been landscaped with attractive stone walling to create useful level recreational areas which will provide a blank canvas to allow new owners to further develop as they wish.

#### **Additional Information**

Llwyn is connected to mains electricity, water and drainage. The property is fully double glazed and the house benefits from propane central heating.

#### **Dyffryn Ardudwy 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.



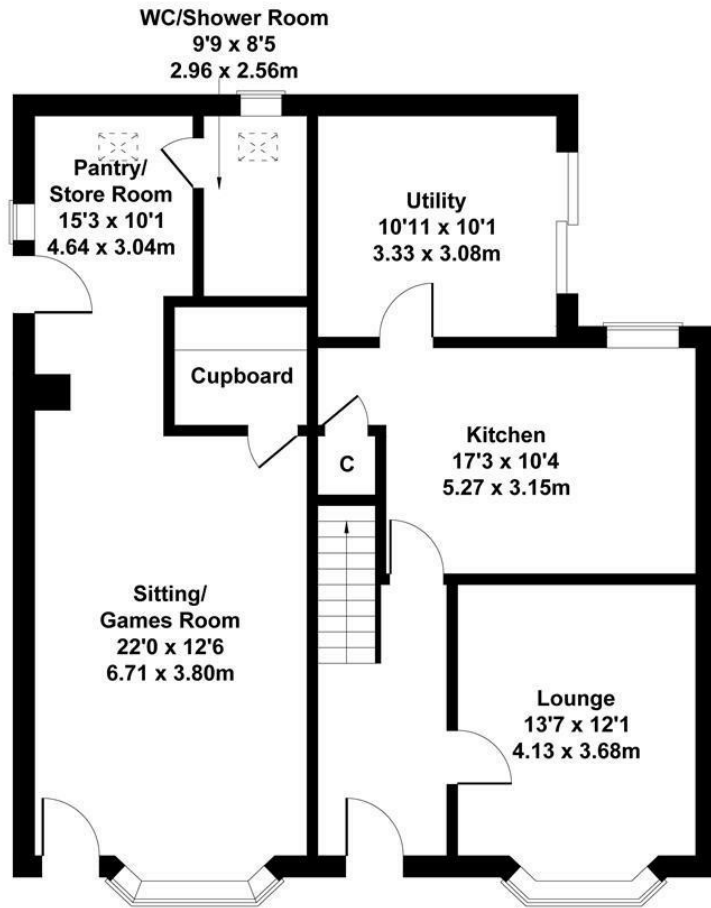




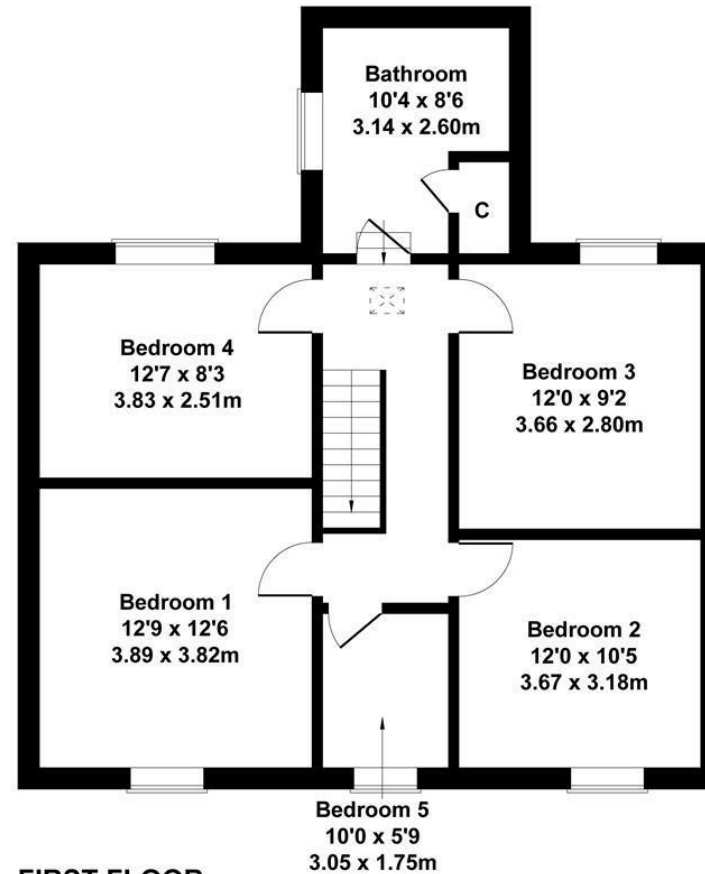


# Llwyn Dyffryn Ardudwy LL44 2EL

Approximate Gross Internal Area  
1755 sq ft - 163 sq m



**GROUND FLOOR**



**FIRST FLOOR**

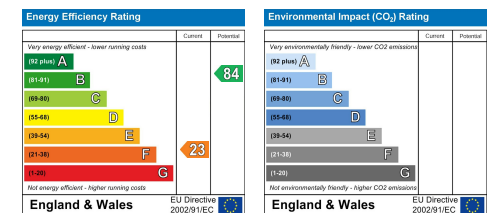
**Not To Scale for Illustrative Purposes Only**

**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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