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52

Dyffryn Ardudwy | LL44 2BG

£199,950

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A spacious 2 bedroom semi-detached bungalow with expansive sea views in a sought after coastal village location. No 52 Bro Enddwyn sits on a larger than average corner plot with gardens to 3 sides and garage and driveway parking.

There is a very spacious lounge and a fully fitted kitchen. The property is light and bright with large windows and expansive sea views from the windows and garden to the rear. In addition there is a large attic room which has been carpeted and plastered and benefits from a window plus light and power sockets. There is driveway parking and a garage which is currently used as a utility/workshop.

The gardens are to three sides, with lawn and patio to the front and fully enclosed large lawn to the rear with 2 sheds. To the side are low maintenance beds and there is plenty of scope to expand the driveway parking if needed.

This property will appeal to anyone looking for a coastal home including first time buyers and down sizers. If you are seeking a lovely bungalow with sea views, garden, garage and parking, 52 Bro Enddwyn will be the one for you and is situated on a very popular development in the village of Dyffryn Ardudwy and in walking distance of the village amenities.

Please note we are informed that this property cannot be used as a commercial holiday let.

- Semi detached bungalow with expansive sea views
- Larger than average corner plot
- Useful attic room with window and power
- Attached garage/utility
- Large rear garden with 2 sheds
- Oil fired central heating
- Popular coastal village location
- 2 double bedrooms
- Fully double glazed
- NO ONWARD CHAIN



Porch

A path from the driveway leads to the entrance porch with space to hang coats and a door to the lounge.

Lounge/Diner

18'0" x 11'5" (5.5 x 3.5)

Large, light and bright with wood effect laminate flooring, large window to the front and fireplace with pebble effect electric fire. Door to kitchen, bedrooms and rear lobby.

Kitchen

11'1" x 9'2" (3.4 x 2.8)

With lovely sea views from the window to the rear. The kitchen has a range of wall and base units, built in oven and hob with extractor over and integrated fridge and freezer. With tile effect laminate flooring and tiled splash backs

Bedroom 1

10'9" x 12'5" (3.3 x 3.8)

A large double room with lovely expansive sea views from the window to the rear and wood effect laminate flooring.

Bedroom 2

10'5" x 12'1" (3.2 x 3.7)

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

Inner Lobby

With airing cupboard and access to loft via drop down ladder. A door leads to the bathroom.

Bathroom

10'9" x 12'5" (3.3 x 3.8)

With coloured suite comprising of low level WC, bath with shower over and hand basin. Tiled walls and obscure window to the rear.

Attic Room

28'10" x 11'9" (8.8 x 3.6)

Very large attic and useful attic room accessed via a drop down ladder. The room is carpeted and plastered and has a window to the side, plus lighting and power sockets. A door leads to a further storage area which is boarded. There is some restricted headroom.

Garage/Utility

8'2" x 15'8" (2.5 x 4.8)

The single attached garage is currently in use as a workshop/utility with a pedestrian door to the front, window to rear, space and plumbing for a washing machine and power and lighting. This useful space could be restored to a garage if required.

Exterior

The property benefits from a corner plot with a larger than average sized garden. To the front there is driveway parking leading to the garage, lawns and a patio. To the rear there is a large fully enclosed lawn and 2 sheds. There are lovely coastal views from the rear garden. The garden continues to the side where there are low maintenance beds with bushes, shrubs and blue slate chippings. There is plenty of space to expand the driveway parking if required.

Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating.

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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





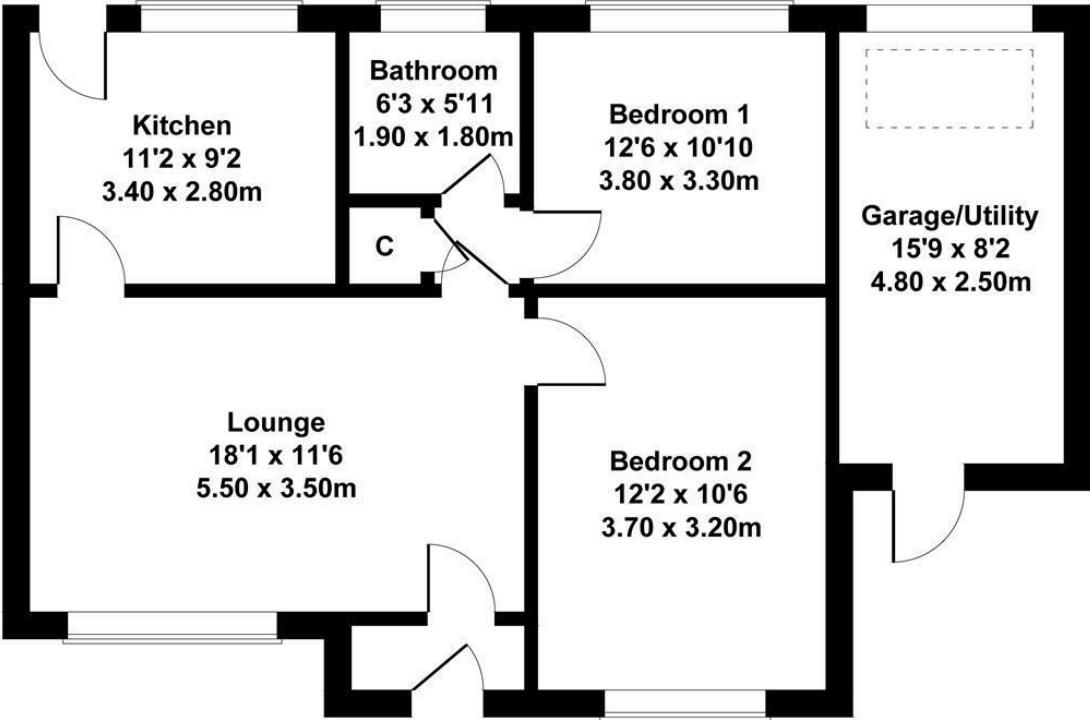
between the glorious sandy beaches of Cardigan Bay to the west and the foothills of Snowdonia to the east. It is fabulous walking country with rolling hills, golden sands and wooded valleys to be explored. The landscape is full of history, the village attracts visitors seeking relaxing beaches, walking 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.



52 Bro Enddwyn

Approximate Gross Internal Area
1152 sq ft - 107 sq m



GROUND FLOOR

ATTIC

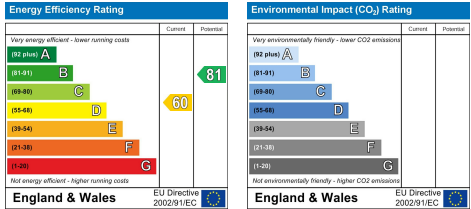
Not to scale for illustrative purposes only

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.







1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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