



Sarnlys

Dyffryn Ardudwy | LL44 2BH

£435,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Dyffryn Ardudwy | | LL44 2BH

A distinctive and unique coastal property complete with "ballroom" and semicircular balcony overlooking the sea. Built in the 1950's this individual spacious freehold property has 4 bedrooms (plus home office or bed 5), a living room and large lounge with semicircular windows in the style of a ballroom complete with a sprung wooden floor.

The principal bedroom has a large and very attractive semicircular balcony with views over the mature gardens, open countryside and out to sea. Two of the bedrooms are on the ground floor, where there is also a bathroom and the accommodation is both spacious and flexible in its layout with annexe potential also.

Benefitting from period features, including tiled open fireplaces, leaded windows and even the original servants bells, new owners will no doubt wish to modernise and put their own stamp on to further enhance this beautiful property.

There is ample driveway parking for up to 6 cars and a good sized garage. Tucked away in a small quiet cul-de-sac, there are well stocked mature gardens to three sides and the large garden to the rear has a very sunny aspect and a large raised terrace with rural and sea views.

Located in the popular coastal village of Dyffryn Ardudwy it is within walking distance of village amenities, the beach and woodland walks.

- Detached period property with sea views and attractive and unique features
- Large lounge in the style of a ballroom with sprung wooden floor
- 2 Ground floor bedrooms and bathroom
- Scope for modernisation and upgrading
- Principal bedroom with large balcony and sea view.
- 4 Double bedrooms plus home office/bedroom 5/extra bathroom
- Large driveway and garage
- Lovely mature private gardens with sunny aspect and sea view.
- Open fireplaces (not tested) and beautiful leaded windows
- Quiet location in coastal village within walking distance of beach and amenities



Entrance Hall

11'9" x 9'6" (3.6 x 2.9)

An imposing double height entrance hall with leaded windows and door, solid wood flooring and doors of the the first floor accommodation including double doors to the "ballroom". Stairs rise to the first floor.

Lounge/Ballroom

29'8" x 20'0" (9.06 x 6.1)

A spacious, light, airy and most unusual room with semi circular windows over looking the garden with distant sea views. With a sprung wooden floor, this room is currently used as a lounge with seating area in front of a tiled fireplace.

Living Room

15'0" x 12'1" (4.58 x 3.7)

This second reception room also has a feature fireplace and door to the kitchen and would make an ideal dining room. A large picture window looks out to the raised terrace and garden beyond with distant sea views.

Kitchen

12'0" x 11'0" (3.66 x 3.37)

With a range of wall and base units, space for cooker, space for fridge freezer, plumbing and space for washing machine and room for a dining table and chairs.

Principal Bedroom with Balcony

15'5" x 15'3" (4.7 x 4.65)

A beautiful room with large feature window and door leading out onto the large semi circular balcony with railings over looking the garden and having sea views. There is also a built in wardrobe and hand basin.

Bedroom 2

16'8" x 13'4" (5.1 x 4.08)

Also on the first floor with large square bay window

to the side with window seat, hand basin and large under eaves storage cupboards.

Bedroom 3

17'7" x 13'5" (5.36 x 4.09)

To the ground floor with large window to the front over looking the garden, hand basin, built in wardrobe and feature fireplace.

Bedroom 4

12'9" x 12'3" (3.9 x 3.75)

Also on the ground floor with dual aspect windows to the front and side and built in wardrobe.

Home Office/Bedroom 5

12'1" x 10'9" (3.7 x 3.3)

On the first floor with skylight window, this could lend its self to a fifth double bedroom, home office or hobby room or additional bathroom. There is also under eaves storage.

Bathroom

8'10" x 7'10" (2.71 x 2.39)

The ground floor bathroom has a period coloured suite consisting of WC, hand basin and bath with beautiful leaded bay window. It is partially tiled with a heated towel rail.

WC

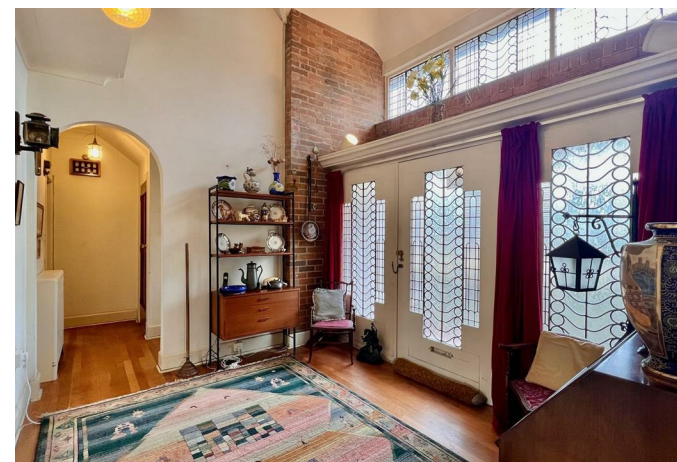
5'10" x 2'11" (1.8 x 0.9)

With low level WC and door to enclosed yard at the front.

Integral Garage

18'8" x 12'2" (5.7 x 3.72)

The garage has doors from the driveway and a window to the rear and pedestrian door to enclosed yard at the front. It has electricity, shelving and houses the oil tank.





Boiler Room

Housing the central heating boiler and with sky light window and access via ladder to large first floor storage area.

External

To the front is a large driveway which leads to the large attractive front door under partially covered porch. There is space on the driveway for up to 6 cars and doors to the garage. In addition there is a semi circular lawn and access to an enclosed yard with doors to kitchen, garage and WC. The lawns extend to both sides and to the rear where there is a good sized mature garden with raised terrace and partially covered veranda accessed from the ball room and lounge. Below the ballroom is a large storage area. Steps lead down to the lawned garden bordered by mature trees and shrubs and having a very sunny aspect and distant sea views.

Additional Information

The property is connected to mains electricity, water and drainage. Heating is a mixture of oil fired radiators to every room plus night storage heaters. The hot water is heated by electricity, Economy 7. There are three open fireplaces but these have not been used for many years.

Dyffryn Ardudwy and its Surrounds

Samlys is located in a tucked away position 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 and 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 and red kites.

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.

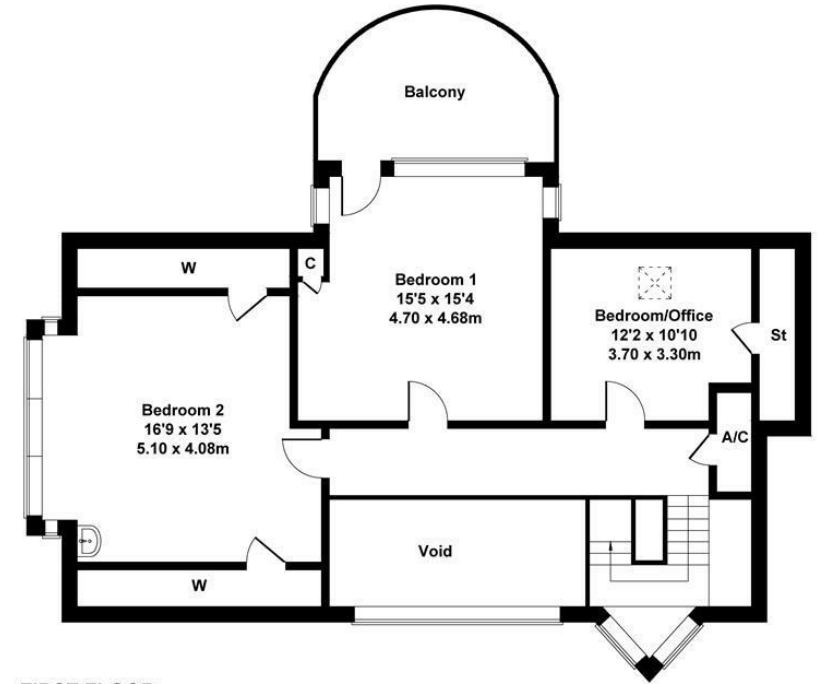
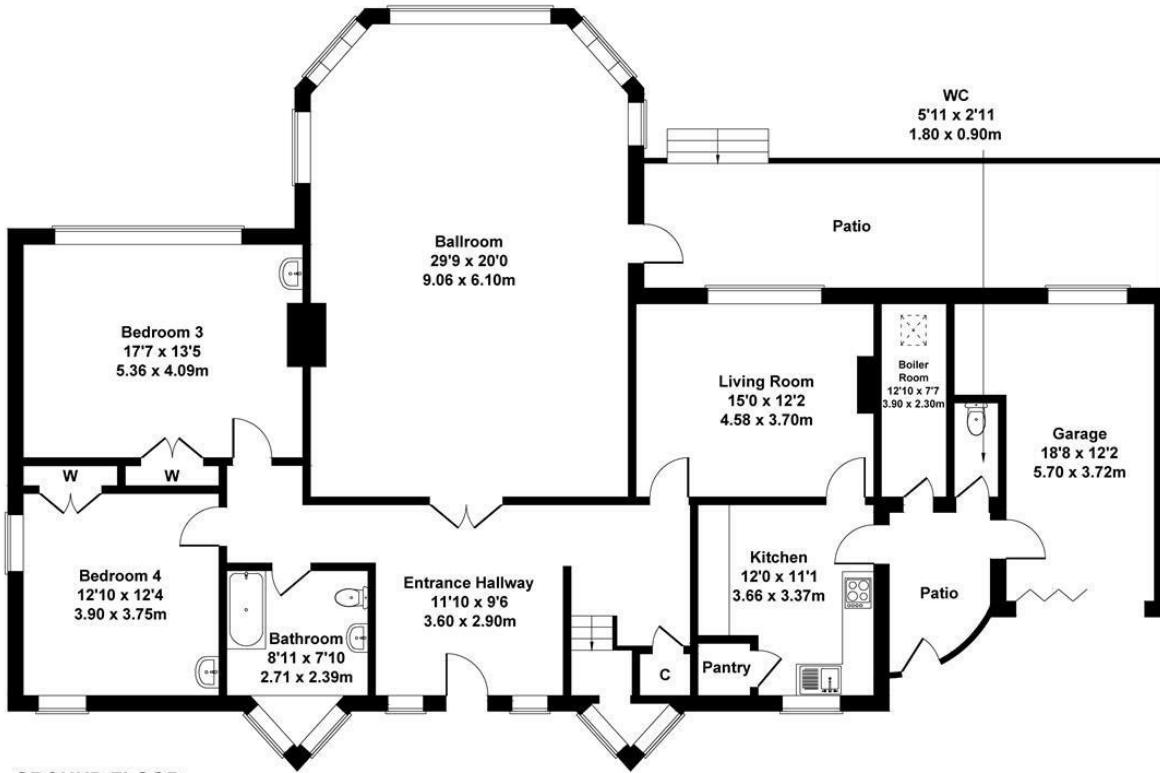






Sarnlys

Approximate Gross Internal Area
2982 sq ft - 277 sq m
(Excluding Void)



GROUND FLOOR

FIRST FLOOR

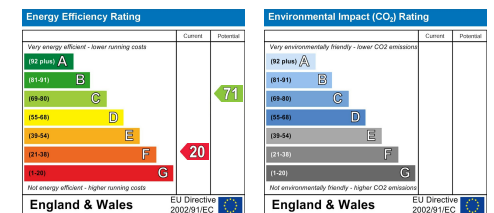
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MONEY LAUNDERING REGULATIONS 2003

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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