



Tyn Y Groes

Dyffryn Ardudwy | LL44 2BH

£360,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

Tyn Y Groes

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A well presented spacious 3 bedroom detached traditional cottage with sea views, large garden, parking and garage in a coastal village location.

Tyn Y Groes presents an ideal opportunity to purchase a deceptively spacious and very well presented cottage benefiting from 2 reception rooms (one with log burning stove), large kitchen/diner, separate utility with ground floor WC plus 3 bedrooms, a home office and a family bathroom.

There are gardens to three sides, driveway parking and a garage. In addition to the front are expansive sea views and a rural outlook over fields to the rear.

The property is fully double glazed with oil fired central, very well presented and within walking distance of the village amenities, sandy beaches and rural walks.

The property is currently being operated as a successful holiday let but would equally make a fabulous family home, coastal retreat or investment.

- Detached house with sea views
- 3 Bedrooms plus home office
- Large gardens backing onto fields
- Garage and driveway parking
- Two reception rooms
- Kitchen/diner and separate utility
- Coastal village location
- Fully double glazed & centrally heated
- Wood burning stove
- Walking distance of village amenities and beach



Entrance Porch

A path from the drive way leads to the entrance porch with slate roof and glazed windows. A door leads to the front door and hallway.

Hallway and Stairs

A welcoming hallway with useful under stairs cupboard. Stairs with wooden balustrade rise to the first floor and doors lead off to the two reception rooms.

Lounge Room

16'8" x 11'1" (5.1 x 3.38)

Spacious and light with sea views to the front and cosy wood burning stove on slate hearth under wooden mantle, wooden alcove shelving and wood effect laminate flooring.

Sitting Room

13'5" x 8'10" (4.1 x 2.7)

Spacious and cosy second reception room with sea views from the window to the front and wood effect laminate flooring.

Kitchen/Diner

16'4" x 10'5" (5 x 3.2)

Large and well equipped with ample space for dining table and chairs. A door opens to the large patio area, perfect for alfresco dining. There is a generous range of wall and base units, free standing oven and hob, space and plumbing for a dishwasher and free standing fridge freezer. There are attractively tiled splash backs, slate effect tiled flooring, windows to the rear and side and doors to the patio and utility.

Utility and WC

8'10" x 6'10" (2.7 x 2.1)

A well designed room equipped with base units with counter over, space and plumbing for washing machine, and sink and drainer in front of window to

the rear. In addition there is an integrated low level WC. There is an exposed ceiling beam, slate effect tiling. Additional space for household items and door to the garden.

Bedroom 1

17'1" x 8'11" (5.22 x 2.74)

A large king sized room with dual aspect windows having an expansive sea view to the front and rural outlook over the fields to the rear.

Bedroom 2

9'8" x 9'4" (2.97 x 2.85)

A second double with expansive views to the front across the coast to the Llyn peninsula.

Bedroom 3

9'8" x 7'4" (2.96 x 2.25)

To the rear of the house with a rural outlook over the fields behind.

Bathroom

10'5" x 8'10" (3.19 x 2.7)

On the first floor with white suite comprising of low level WC, corner bath, quadrant shower cubicle and hand basin in vanity unit. There are dual windows looking out to the fields, fully tiled walls and vinyl flooring and recessed spot lights.

Home Office

4'11" x 3'3" (1.5 x 1)

A small room with sea views from the window to the front and an ideal space for a home office or hobby room.

Garage

At the top of the drive is a single garage (semi with the neighbouring property) with up and over door.

Exterior

The gardens extend to three sides and enjoys a





sunny aspect and sea views. There is driveway parking leading to the garage and steps lead to a path to the front door. The property is set back behind a sizeable front lawn with hedging, bushes and trees and a patio which extends around the side forming an attractive seating area easily accessed from the kitchen. To the rear there is a large lawned garden which backs on to fields.

Additional Information

Tyn Y Groes is connected to mains electricity, water and drainage. It is fully double glazed and centrally heated.

Dyffryn Ardudwy and its Surrounds

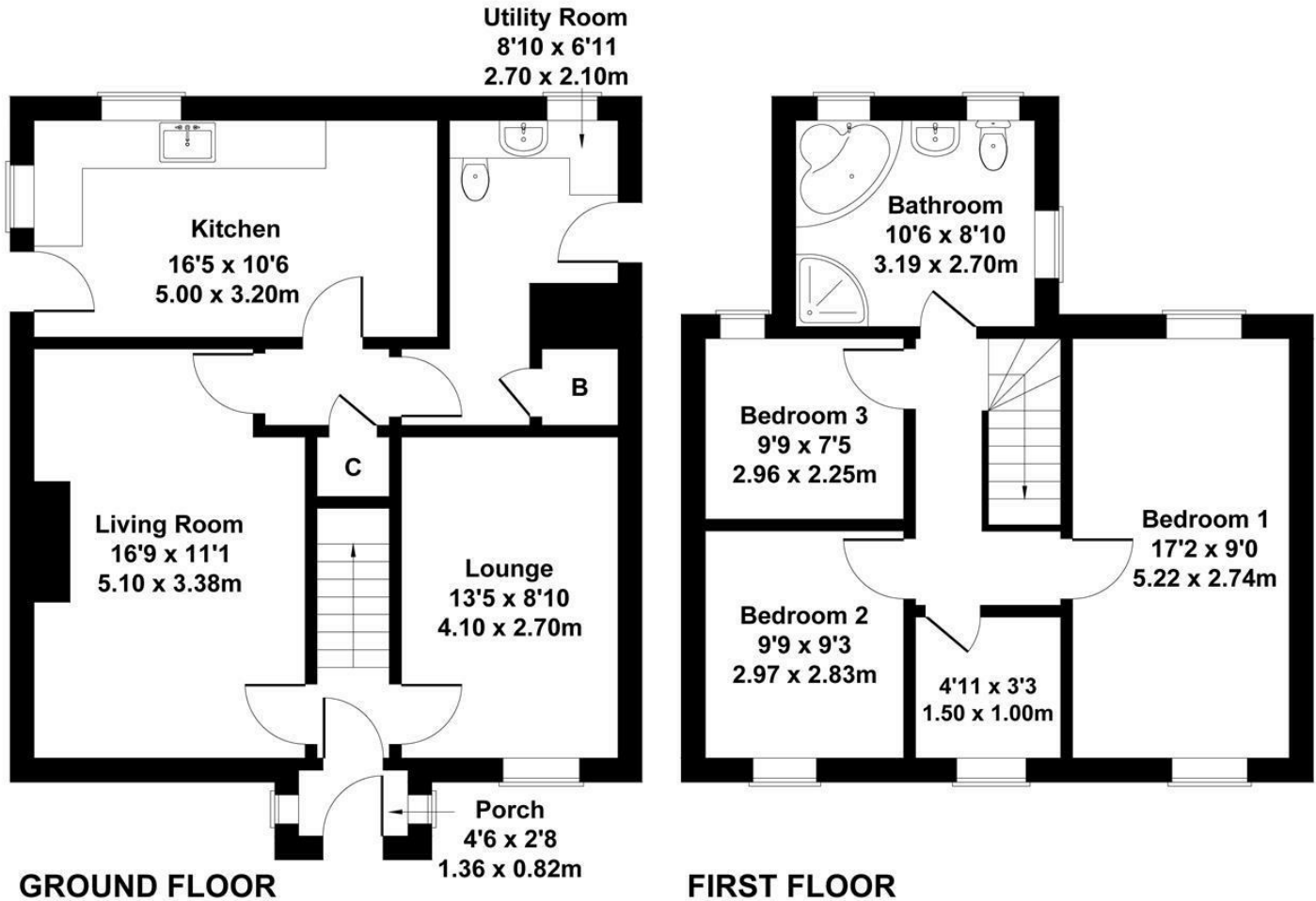
Tyn Y Groes is located in the charming village of Dyffryn Ardudwy which lies between Harlech and Barmouth in Gwynedd, North Wales. Dyffryn sits on the narrow coastal strip between the glorious sandy beaches of Cardigan Bay to the west and the foothills of Snowdonia to the east. It is fabulous walking country with rolling hills, golden sands and wooded valleys to be explored. The landscape is full of history 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.



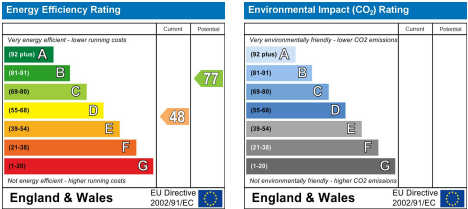
Tyn Y Groes

Approximate Gross Internal Area
1130 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2024
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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.
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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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