



# Tyddyn Du

Dyffryn Ardudwy | LL44 2DW

£525,000

**MONOPOLY**<sup>®</sup>

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# Tyddyn Du

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Tyddyn Du Farmhouse presents the epitome of an idyllic country coastal lifestyle. This 4 bedroom detached stone farmhouse is situated in a beautiful rural location, with sea views, traditional features and beautiful gardens. Secluded but not isolated, it is located on a private road and in walking distance of the coastal village of Dyffryn Ardudwy.

The current owner has undertaken a comprehensive programme of modernisation and upgrading, sympathetically and tastefully improving the property whilst retaining its original character and charm. The resulting appearance is straight out of the pages of a magazine.

The 4 bedroomed house has a spacious kitchen diner with Rayburn. The dining room and lounge benefit from traditional stone fireplaces with wood burning stoves. There is a large boot room, ground floor WC and shower plus the first floor family bathroom complete with walk in shower and freestanding clawfoot bath.

Attached is a laundry room and store, also ideal as a home gym, hobby room or home office. The extensive gardens are delightful; stocked with mature trees, shrubs and flowers and having sea and rural views. There are lawns, seating areas and a babbling stream, plus a workshop, shed and gated gravelled driveway.

- 4 bed Farmhouse
- Sympathetically modernised and upgraded
- A wealth of traditional features
- Attached outbuilding
- Beautiful extensive gardens, approx 1/2 acre (not measured)
- Sea views and idyllic location in Snowdonia National Park
- Beautifully presented
- Centrally heated
- Walking distance of village amenities





### Entrance Hall

A stable door opens into the entrance hall with quarry tiled floor, doors to lounge and dining room and stairs rising to the first floor.

### Lounge

18'0" x 12'9" (5.5 x 3.9)

Spacious and characterful with beautiful quarry tiled floor and traditional stone fireplace housing newly installed Jotul wood burning stove. There are sea and garden views from the window to the front and a door to the rear leads to the lobby and kitchen.

### Dining Room

17'8" x 11'9" (5.4 x 3.6)

A grand room with sea and garden views from the window to the front. There is a wood burning stove set on a slate hearth in a traditional stone fireplace, engineered oak flooring and a door to the rear lobby.

### Kitchen/Diner

23'11" x 19'4" (7.3 x 5.9)

A lovely room full of space and light with new aluminium frame patio doors opening onto the patio and garden beyond. There is a natural dining area with high vaulted ceiling with roof light window and recessed spotlights. The kitchen area to the rear has a generous range of wall and base units with solid wooden counter over. This modern farmhouse kitchen is complete with new Rayburn (4 years old 660/680 series) which provides both hot water and central heating controlled with an energy saving Google Nest Thermostat which allows remote control via phone of the heating and hot water. In addition there is a built in oven and hob, integrated slim line dishwasher and larder style fridge freezer unit. There are tiled splash backs, a tiled floor and recessed spotlights.

### Boot Room and Shower

12'5" x 8'10" (3.8 x 2.7)

With a door from the garden this large boot room with quarry tiled floor is ideally located for shaking off muddy or sandy boots, shoes and wet coats, There is a shower cubicle perfectly positioned to wash off in

before entering the main house. There is a separate WC, a large Belfast sink, solid wooden work top and storage below. There is also plumbing for a washing machine. A further door leads to the dining room.

### GroundFloor WC

A door from the boot room leads into the WC, where there is a low level WC, quarry tiled floor and obscure window to the side.

### Principal Bedroom

11'9" x 9'10" (3.6 x 3)

A spacious double with lovely sea and gardens views from the window with deep sill to the front.

### Bedroom 2

11'4" x 10'5" (3.47 x 3.2)

A further double with even more expansive sea views across Cardigan Bay to the Llyn Peninsular beyond and over to Bardsey Island.

### Bedroom 3

11'5" x 11'1" (3.5 x 3.4)

With a lovely tranquil view of the rear garden, ornamental pond and fields.

### Bedroom 4

11'1" x 5'6" (3.4 x 1.7)

With window to the side and roof light window.

### Bathroom

A lovely room with large walk in shower cubicle and free standing claw foot bath. There is a low level WC, hand basin in vanity unit, heated towel rail and cupboard housing the hot water cylinder. This room is beautifully tiled and presented with exposed wooden flooring and both roof light window and window to the side.

### Landing and Study Area

The spacious landing has sea and garden views from the window to the front where there is also room for a large desk or comfy chairs.









### Laundry Room and Store

19'8" x 17'2" (6 x 5.24)

A stable door from the slate terrace leads to the attached outbuilding which is currently subdivided into a laundry room to the front and store to the rear. With vaulted ceiling there is also mezzanine storage space. There is power, lighting, plumbing and space for washing machine and tumble drier and windows to the front and side. This very versatile space would lend itself to a multitude of uses including home gym, hobby room or home office.

### Exterior

The garden is extensive and delightful. A raised terrace in front of the house looks over lawns with mature trees, shrubs and flowers. There are sea views and grazing land to the side. Fruit trees abound, there are plots for vegetables, an ornamental pond and a babbling stream. A gated entrance leads to a gravelled driveway and there is a large workshop plus additional shed.

### Additional information

The Farmhouse is connected to mains electricity and water. Drainage is private. The Farmhouse has a private septic tank located within the grounds. It benefits from oil fired central heating which has remote Nest thermostat control.

### Dyffryn Ardudwy and its Surrounds

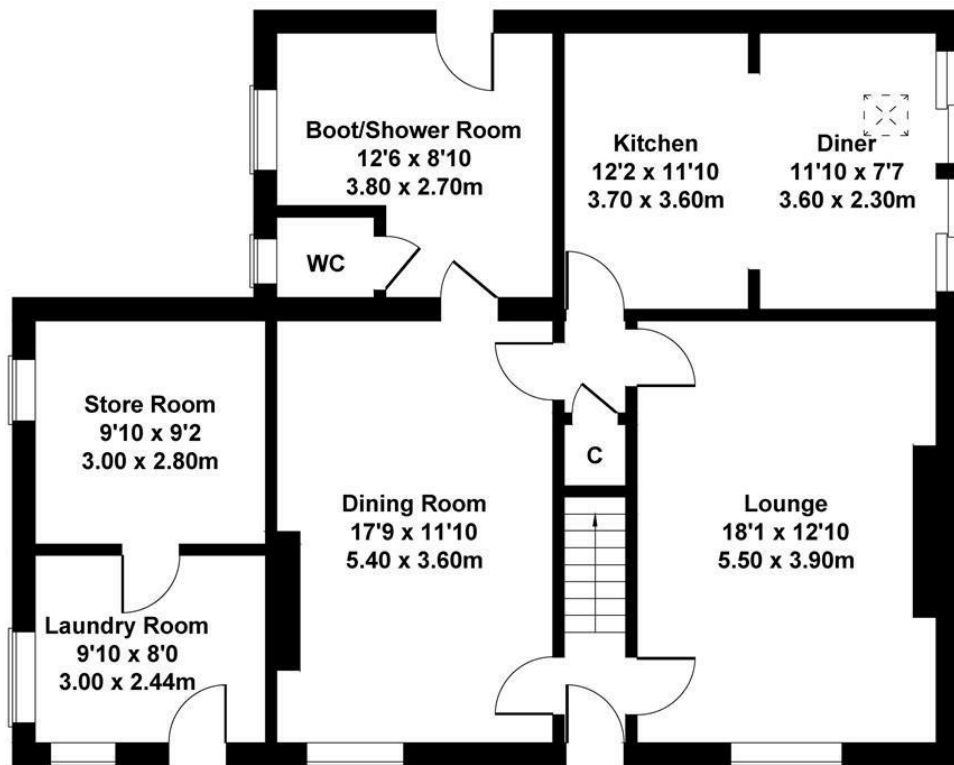
Tyddyn Du is located in the charming village of Dyffryn Ardudwy which lies between Harlech and Barmouth in Gwynedd, North Wales. Dyffryn sits on the narrow coastal strip between the glorious sandy beaches of Cardigan Bay to the west and the foothills of Snowdonia to the east. It is fabulous walking country 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 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.

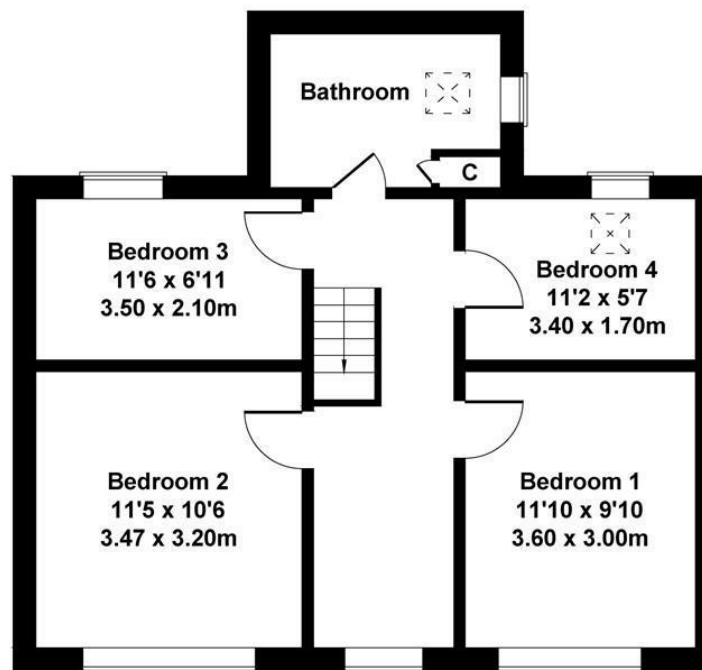




# Tyddyn Du Farmhouse



**GROUND FLOOR**



**FIRST FLOOR**

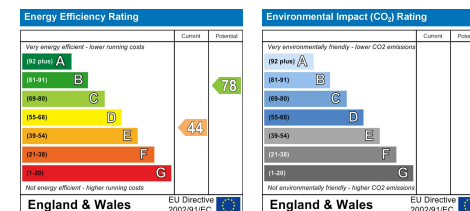
Not to Scale.  
For Illustrative Purposes Only.

**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.

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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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