



Sarnwaun

Dyffryn Ardudwy | LL44 2BH

£440,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



Sarnwaun

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Sarnwaun is a most attractive and spacious 3 bedroom detached home with beautiful sea, countryside and mountain views, a larger than average garden and located in a very popular coastal village location.

With modern green credentials and an EPC RATING OF 'B' it benefits from a recently installed air source heat pump and photovoltaic panels and this well maintained property is beautifully presented throughout.

There are 2 reception rooms, a stylish kitchen and conservatory plus 3 double bedrooms (all with sea views and one with en-suite). In addition there is a family bathroom and ground floor WC. A home office on the ground floor could make a 4th bedroom if required. To the front is a large garden, driveway parking and a large garage with utility area.

Patio doors from the dining and living rooms open to the garden and the heated conservatory with insulated roof can be enjoyed all year round. The living room also has a cosy log burning stove.

The layout has been designed to create a pleasing flow and maximise both the generous garden plot and sea views. The mature landscaped garden is of above average size, sunny and private with large patio, summer house and greenhouse.

Located in the popular village of Dyffryn Ardudwy, Sarnwaun will make proud new owners a delightful coastal home and we recommend making an appointment to view at the earliest opportunity.

- Beautifully appointed 3 bedroom detached house with sea views and large garden
- Two reception rooms and conservatory
- 3 Bedrooms, one with en-suite
- Driveway parking, garage and large sunny and private gardens to front and rear with sea views
- Home office/study room/bedroom 4
- Energy efficient with air source heat pump and photovoltaic panels, fully double glazed - EPC B rating
- Extremely thoughtful layout to maximise the garden and expansive sea views
- Large garage and utility
- Popular village location
- Extremely well maintained and immaculately presented



Entrance Porch

5'6" x 8'6" (1.69 x 2.6)

Welcoming entrance porch ideal for sandy shoes, muddy boots and coats and jackets.

Hallway

The front door opens into the large hallway with wood effect laminate flooring, wooden staircase, under stairs cupboard and doors off to garage, WC, kitchen and living room.

Cloakroom

5'2" x 3'1" (1.6 x 0.95)

With low level WC and hand basin.

Kitchen

7'9" x 15'11" (2.38 x 4.86)

Very attractive and well equipped with slate tiled floor and a range of white wall and base units with sparkling black granite worktop, porcelain sink, built in oven and grill, induction hob with extractor over, built in dishwasher and space for large fridge/freezer. A light space with dual windows over looking the driveway and garden to the front and door to garden to the rear. A door leads on to the dining room.

Dining Room

7'8" x 13'4" (2.36 x 4.08)

Airy and bright with wood effect laminate flooring and patio doors opening to the terrace and gardens beyond. There is a perfect flow from kitchen to dining room following through to the living room.

Living Room

13'7" x 16'8" (4.15 x 5.10)

With patio doors to the garden for sunny balmy days and a cosy log burning stove for more chilly winter nights. There is a door to the home office/hobby room.

Home Office/Hobby Room/Bedroom 4

7'1" x 16'8" (2.18 x 5.1)

This useful room also has a door into the living room and window to the side. It could be made completely private if required. Currently used as a study, it would lend itself to a perfect hobby room or even bedroom 4.

Conservatory

11'1" x 14'8" (3.4 x 4.49)

A large conservatory with sea and garden views, slate tiled floor, insulated roof and radiator meaning this space can be enjoyed in comfort all year round. A door leads out to the patio and lawn.

Principal Bedroom

15'10" x 12'3" (4.85 x 3.74)

Dual aspect windows provide expansive sea views across Cardigan Bay and over to the Llyn Peninsula. There are large built in wardrobes and a door to the en-suite.

En-Suite to Principal Bedroom

6'5" x 7'10" (1.97 x 2.4)

A contemporary en-suite with white suite comprising of low level WC, feature hand basin in vanity unit and shower cubicle. Grey wood effect laminate flooring and grey sparkle effect splash backs. Window to the side.

Bedroom 2

11'4" x 10'5" (3.46 x 3.19)

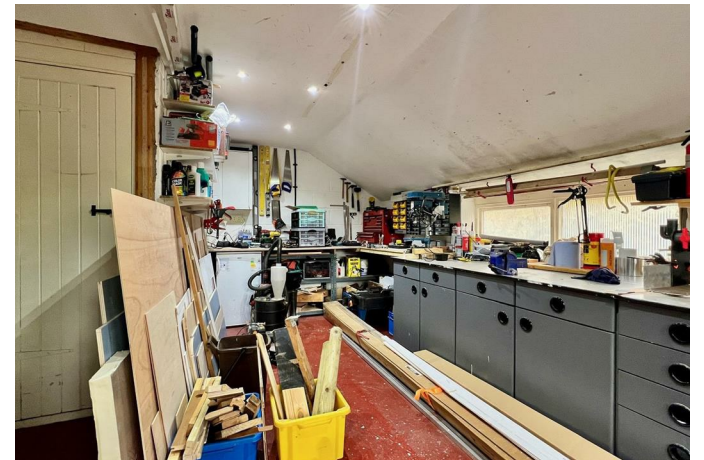
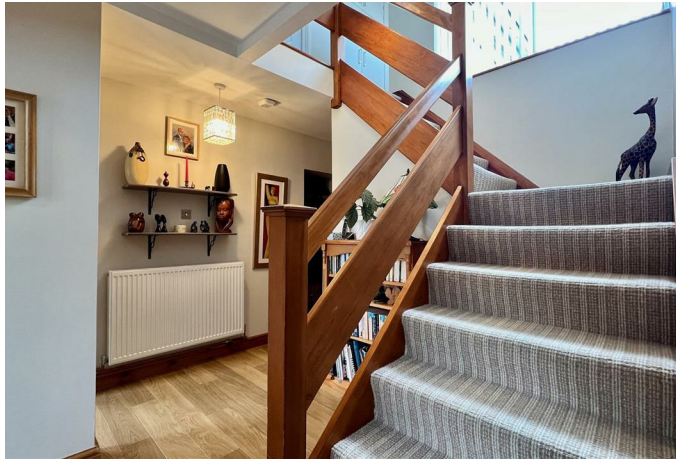
A further double with large built in wardrobes and expansive sea views.

Bedroom 3

7'10" x 15'11" (2.4 x 4.86)

The third bedroom on this floor has dual aspect windows with expansive sea and rural views and an alcove wardrobe.





Family Bathroom

10'0" x 6'5" (3.05 x 1.96)

Well appointed with white suite comprising of low level WC, hand basin, L shaped bath with shower over, cabinet with countertop over, slate effect laminate flooring and windows to the front.

Garage and Utility

18'0" x 11'1" (5.5 x 3.4)

The large garage has access directly into the hallway and double doors opening to the driveway to the front. Benefitting from lighting, power, water and drainage there is a sink, space and plumbing for a washing machine and storage cupboards.

Exterior

To the front is the driveway and lawned front garden with mature trees, plants and shrubs. To the rear is a delightful, large private garden with sea views and a very sunny aspect. There is a large raised patio with glass balustrade and rockeries. A few steps lead down to the landscaped lawned garden where there is a vegetable plot, greenhouse, summer house, sub tropical plants and rockeries. The garden is fully self enclosed and extremely private.

Additional information

Sarnwaun is connected to mains electricity, water and drainage. It benefits from recently installed air source heat pump and photovoltaic panels. There is a log burner in the living room and the property is fully double glazed.

Note: The LPG gas tank and boiler is in place should new owner's require this. n

Dyffryn Ardudwy and its Surrounds

Sarnwaun 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.

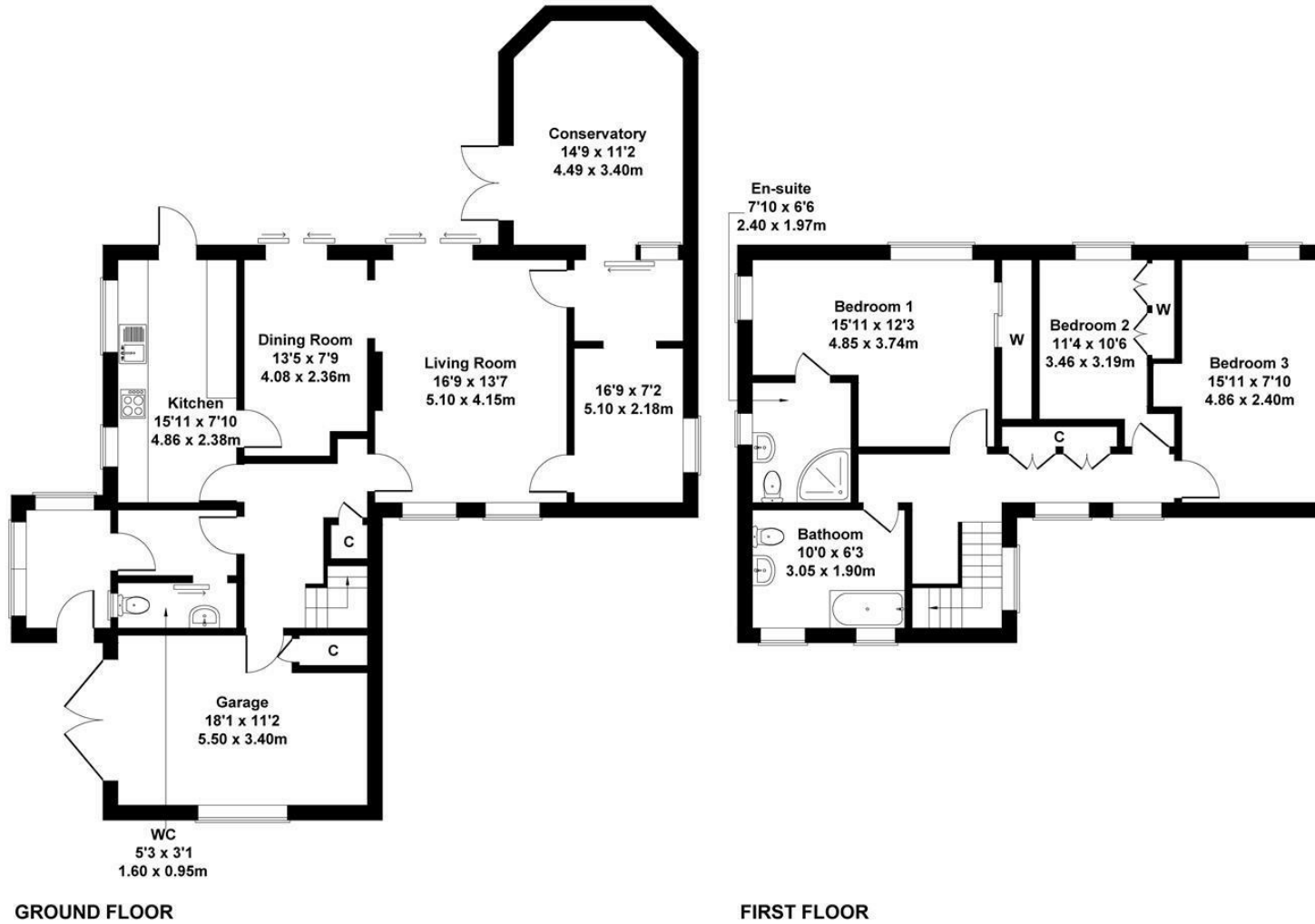






Sarnwaun

Approximate Gross Internal Area
1862 sq ft - 173 sq m

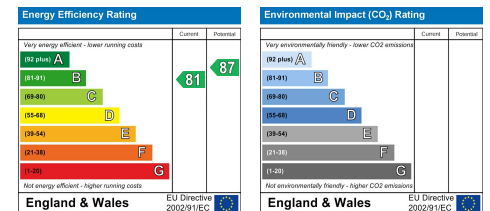


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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

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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