



14 Bro Enddwyn

Dyffryn Ardudwy | LL44 2BG

£215,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

14 Bro Enddwyn

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If you are seeking a lovely bungalow with sea views, garden, garage and parking, 14 Bro Enddwyn will be the one for you. It is situated on the edge of a very popular development in the village of Dyffryn Ardudwy and in walking distance of the village amenities. Occupying an enviable corner plot on the edge of this popular development, No 14 backs onto fields with expansive sea views to the rear.

This 2 bedroom semi detached bungalow benefits from a well equipped kitchen with sea views and conservatory off, a shower room, light and bright lounge and two double bedrooms both with built in wardrobes.

The garden to the rear looks out onto fields and is low maintenance and private laid to patio in a couple of tiered levels. It has a very sunny aspect and is perfect for sun worshipping and enjoying spectacular sunsets. There is also a lawned flat garden and driveway to the front leading to the attached garage and to the front door where there are just a couple of steps, making this a perfect bungalow for anyone with reduced mobility, prams etc.

There is neutral decor throughout this well maintained and well presented bungalow and it presents a blank canvas for new owners to add their own stamp. The majority of contents are available by separate negotiation.

We recommend viewing at the earliest opportunity to fully appreciate the charming location of this bungalow. This is an ideal opportunity to create a wonderful home and will appeal to anyone looking for a coastal property including first time buyers and down sizers.

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

It is being sold with the benefit of NO ONWARD CHAIN.

- 2 bedroom semi detached bungalow on corner plot with lovely sea views
- Envious location backing on to fields with expansive coastal views
- Conservatory and low maintenance private patio garden
- Flat driveway and lawned garden to front plus garage
- Well equipped kitchen with sea views, modern shower room
- NO ONWARD CHAIN
- Two double bedrooms, both with views and built in wardrobes
- Double glazing to the front
- Popular coastal village location
- Well presented and ready to move in, furniture available by negotiation



Entrance Hall

The front door from the driveway opens into the entrance hall with doors off to the lounge, bedrooms and bathroom. There is a large airing cupboard and access to the loft.

Lounge

Light and bright with large window to the front and a feature fireplace with electric fire. Views down to the sea. Door through to kitchen.

Kitchen

Well equipped with a range of wall and base units, space for cooker and fridge. Door to conservatory.

Conservatory

In a sunny location with expansive views over adjacent fields and gardens to the coast. Space & plumbing for washing machine. Door to the patio garden.

Bedroom 1

A generous double with distant sea views from the window to the front and a built in double wardrobe.

Bedroom 2

A generous double with window to the rear with rural and sea views and built in double wardrobe.

Shower Room

Fully tiled wall and white suite comprising of low level WC, quadrant shower and hand basin. With window to the rear.

Garage

Up and over door to the front & rear door to the garden. With power and lighting.

Exterior

Located on a corner plot with gardens to front and

rear and access around the side to the back. To the front is level driveway parking leading to the garage and path to the front door. There is a front garden laid to lawn bordered with bushes and shrubs.

The sunny rear garden backs onto fields with expansive sea views and is low maintenance laid to patio.

Additional Information

The property is connected to mains electricity, water and drainage. It has some double glazing and heating is via electric storage heaters.

Dyffryn Ardudwy and its Surrounds

14 Bro Enddwyn 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



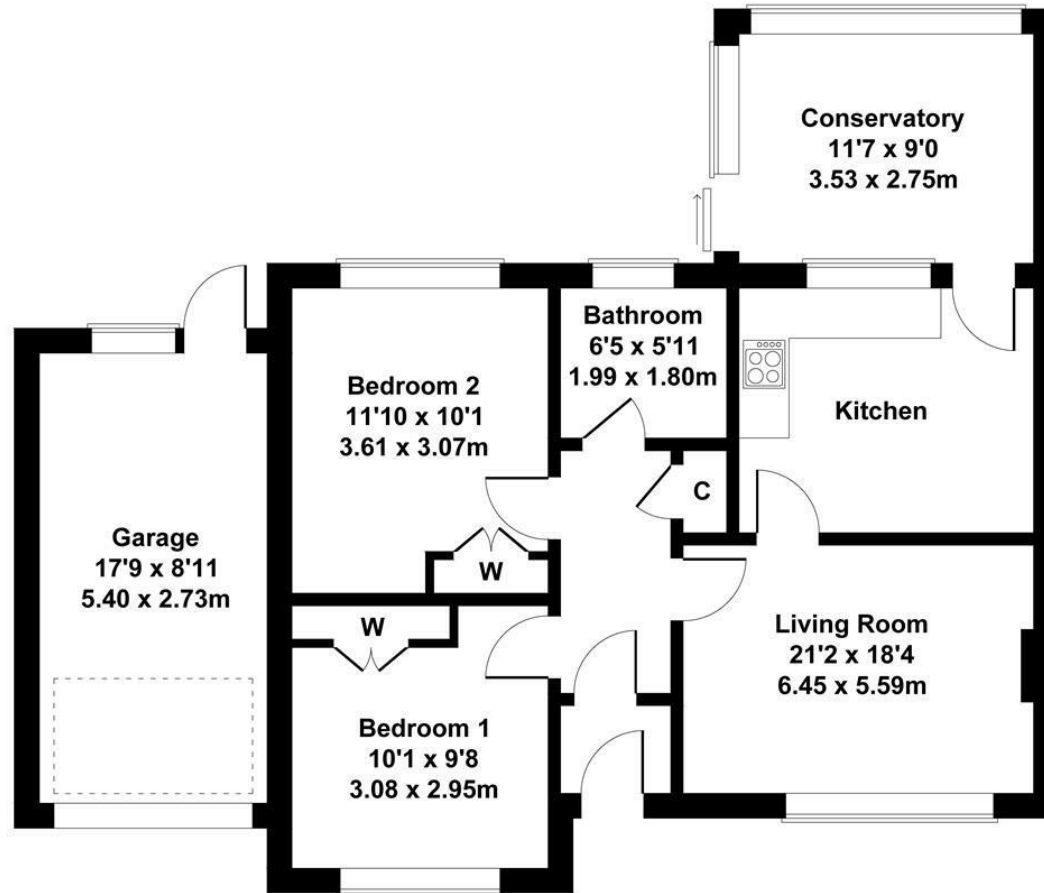


miniature railway or a boat trip out to sea to try mackerel fishing.



14 Bro Enddwyn

Approximate Gross Internal Area
872 sq ft - 81 sq m



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.

Energy Efficiency Rating		Current	Future	Environmental Impact (CO ₂) Rating		Current	Future
Very energy efficient - lower running costs	(92-95) A			Very environmentally friendly - lower CO ₂ emissions	(81-91) A		
(81-91) B				(61-80) B			
(69-80) C				(55-60) C			
(55-69) D				(45-54) D			
(39-54) E				(21-39) F			
(21-39) F				(14-20) G			
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		





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