



## South Lodge

Dyffryn Ardudwy | LL44 2RJ

Offers In The Region Of £445,000

**MONOPOLY**  
BUY ■ SELL ■ RENT





SOUTH  
LODGE



# South Lodge

Dyffryn Ardudwy || LL44 2RJ

A unique and charming Gothic style stone former gate house to Cors Y Gedol Hall believed to date back to 1750, located in the popular coastal village of Dyffryn Ardudwy.

This property is a true gem, boasting panoramic sea views to the front and attractive traditional features that will transport you back in time. Fully and sympathetically modernised it combines easy contemporary living with period style and charm.

The character of this home is delightful, with exposed beams, exposed stone walls and inglenook fireplaces adding a touch of history to the space. The cosy log-burning stoves in both lounge and dining rooms are perfect for those chilly evenings, creating a warm and inviting atmosphere and the sunroom is perfect for summer days.

With three bedrooms, there's plenty of space for a growing family or for hosting guests. The convenience of two bathrooms, including one on the ground floor, ensures practicality for everyday living.

Outside, this property continues to impress with private parking, a double garage, and a large patio and lawned mature garden offering ample outdoor space for relaxation or entertaining. There are sea views to the front and rural fields and mountain views to the rear.

The property is within easy walking distance of all the village amenities and also the glorious sandy Bennar beach.

Whether you're looking for a family home, a coastal retreat, or an investment opportunity for holiday rentals, this property ticks all the boxes. The potential for rental income makes it not only a beautiful home but also a smart investment.

Don't miss the chance to own this beautifully presented house with a perfect blend of character and modern amenities. Book a viewing today and let this property capture your heart with its unique charm and potential.

- Detached gothic style former gate house in coastal village with sea views
- Sympathetically modernised retaining original features, exposed beams, stone work, fireplaces
- 2 Reception rooms (both with log burning stoves) plus sunroom
- 3 double bedrooms
- Ground floor and first floor bathrooms
- Large garage, courtyard parking and large sunny garden
- Walking distance of sandy beach and village amenities
- NO ONWARD CHAIN





### Entrance Porch

Stone porch to the front of the property with slate roof and door to main reception room.

### Living Room

18'1" × 14'9" (5.52 × 4.52)

Spacious, light and stylish with large wood burning stove set in traditional inglenook fireplace which is dual aspect to the breakfast kitchen. There are exposed white ceiling beams, 2 window seats over looking the garden and wood effect laminate flooring. Double French doors open to the porch and garden beyond and doors lead off to the breakfast kitchen and dining room. Stairs rise to the first floor.

### Breakfast Kitchen

17'5" × 9'2" (5.32 × 2.8)

Large and well equipped with a range of wall and base units and dual aspect wood burning stove. There is space for cooker with extractor over, slim line dishwasher, space for fridge freezer, breakfast bar with chairs. Quarry tiled floor, tiled splash backs and window to the garden and sun room. A door leads to the rear lobby and entrance from the driveway and onto the ground floor shower room.

### Dining Room

13'3" × 11'8" (4.04 × 3.57)

Cosy and inviting with log burning stove on slate hearth with slate surround and wooden mantle over. Ideally located for entertaining with double doors from the lounge and double doors into the adjacent sun room. This lovely room has wood effect laminate flooring and a window over looking the garden.

### Sun Room

13'5" × 11'4" (4.1 × 3.47)

Located at the side of the house with exposed stone

walling, triplex roof, tiled floor and double patio doors leading out to the large side patio and garden beyond.

### Ground Floor Shower Room

8'4" × 2'9" (2.56 × 0.86)

With white suite comprising of low level WC, hand basin and shower cubicle. There are fully tiled walls and flooring. Please note, the washing machine is currently located in the shower cubicle.

### Rear Lobby

A useful lobby located by the back door and parking space allowing easy access to the house and the adjacent shower room. Ideal for shaking off muddy boots and sandy shoes and hanging coats and outdoor wear.

### Principal Bedroom

16'4" × 15'7" (5 × 4.76)

With delightful arch window to the front providing expansive sea views over the Cardigan coastline and Llyn peninsular and feature coffered style ceiling.

### Bedroom 2

13'3" × 11'8" (4.06 × 3.57)

Also with arch window to the front with sea views and exposed beams.

### Bedroom 3

11'2" × 9'10" (3.42 × 3.02)

With dual windows to the rear having rural and mountain views and vaulted ceiling.

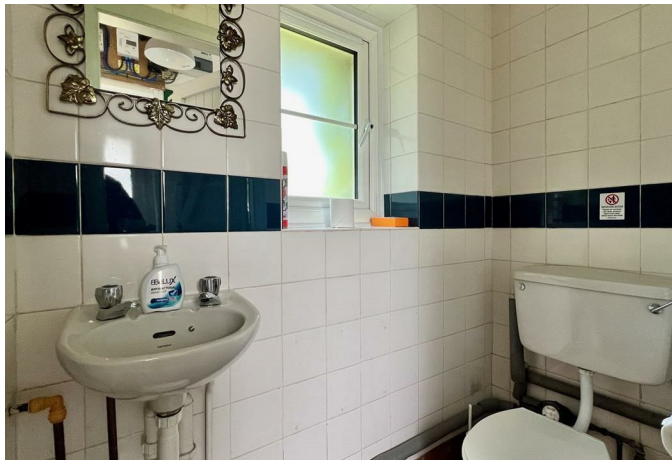
### First Floor Shower Room

6'5" × 6'2" (1.98 × 1.9)

With contemporary white suite comprising of low level WC, hand basin in vanity unit and large walk in shower. With tiled walls and floors and heated towel rail.









### **Parking and Garage**

There is a large gated courtyard with parking for several cars leading to a detached large garage.

### **Gardens and patios**

The sunny gardens have a westerly aspect facing the coast. They are landscaped with lawns, mature plants and shrubs and bound by stone walling and traditional iron railings and stone pillars. In front of the sun room is a large sandstone patio and to the rear is the gated and gravelled driveway and parking.

### **Additional Information**

The property is connected to mains electricity, water and drainage. It is fully double glazed and the heating is electric with two wood burning stoves.

### **Dyffryn Ardudwy and its Surrounds**

South Lodge 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.







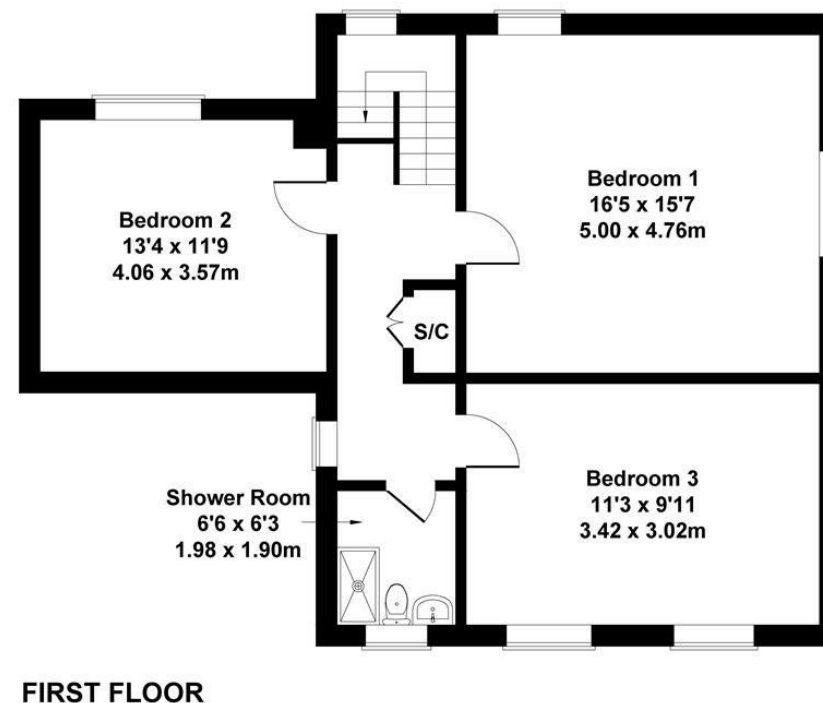
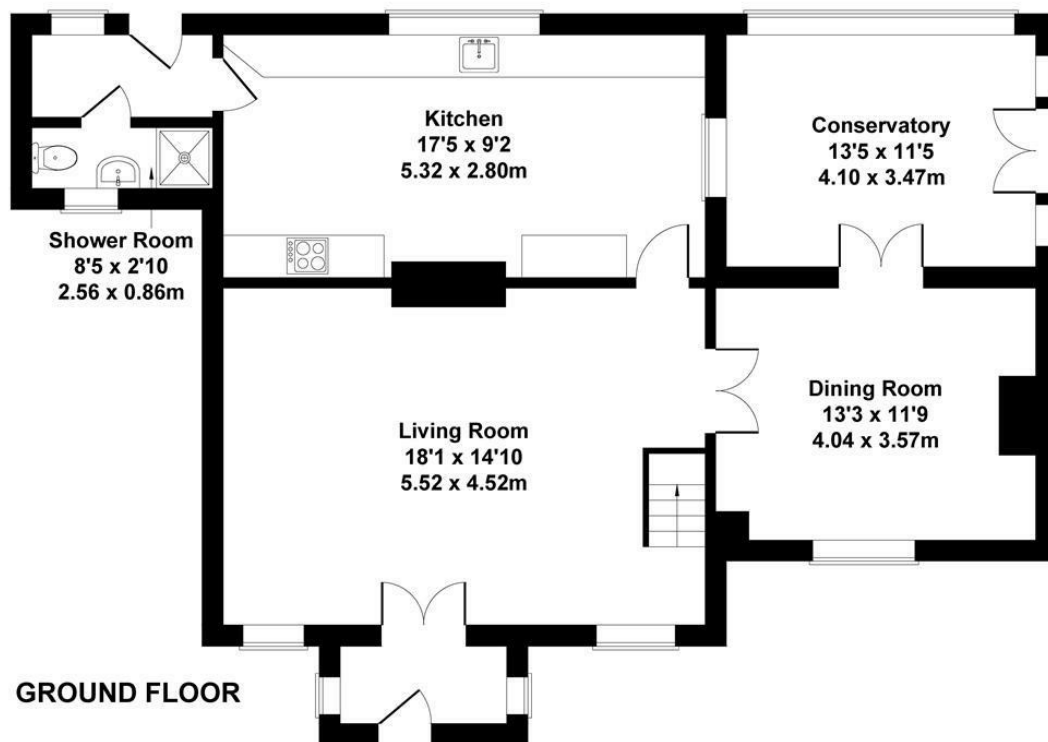






# South Lodge

Approximate Gross Internal Area  
1851 sq ft - 172 sq m



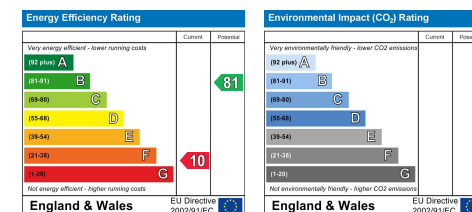
not drawn to scale, for illustrative purposes only.

## 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.







**IMPORTANT NOTICE**  
Please do not flush  
any sanitary products  
down the toilet  
Please use the bin  
provided

SANITISED for Your Protection









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