



Cromlech

Dyffryn Ardudwy | LL44 2EP

£449,950

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Sitting in the heart of the charming coastal village of Dyffryn Ardudwy, this unique and handsome and energy efficient detached stone property boasts character and charm, and is sure to captivate your heart with its traditional fireplaces, sash windows, and exposed stone walls.

The well-proportioned rooms effortlessly blend tradition with modernity. The recent installation of an air source heat pump, solar panels, and insulation provide this characterful house with an EPC rating of B.

With two reception rooms, five bedrooms, a hobby box room, and plenty of home office space, there is no shortage of living and working areas in this property. The principal bedroom is a true sanctuary with its vaulted ceiling, "A" frame beams, and ensuite bathroom, offering a perfect retreat at the end of the day.

Outside, mature gardens surrounds the house, providing a peaceful oasis to relax and unwind. Additionally, there is a further large garden plot to the rear of the property full of potential and opportunity for new owners.

Parking will never be an issue with space multiple vehicles in the driveway. Whether you're looking for a family home or a tranquil retreat by the coast, this property offers the perfect blend of comfort, style, and convenience. Don't miss out on the chance to make this house your home in Dyffryn Ardudwy.

- Detached stone residence full of traditional character, fireplaces and beams
- Extremely energy efficient EPC B
- Newly installed air source heat pump and radiators, insulation and solar panels
- Charming mature garden and lots of parking
- 2 reception rooms (minimum)
- Additional garden plot full of opportunity
- En-suite to principal bedroom
- Coastal village location close to sandy beaches, woods and rivers
- 5 bedrooms plus box room
- Beautifully decorated throughout



Entrance Hall

A door from the courtyard opens to the welcoming entrance hall with doors off the the two reception rooms and a period staircase rising to the first floor.

Lounge

19'4" x 12'9" (5.9 x 3.9)

A stunning spacious room with traditional stone fireplace with open fire and exposed stone walling to far end. Plenty of light from windows to the side and front. Originally two rooms, this large room still has the original 2 doors into the hallway and could be divided back to two if required.

Dining Room

21'3" x 17'8" (6.5 x 5.4)

Full of wonderful features with a natural dining area to the front with feature fire surround and windows to the front and side. A further entertainment area to the rear has a magnificent fireplace with wood burning stove and slate surround plus window overlooking the garden. The beautiful exposed wooden flooring is original and dates back at least 200 years. Like the lounge, originally two rooms and with both original entrance doors in situ, this spacious room could be divided once more.

Rear Lobby

With slate floor and steps, a door leads to the kitchen and a further door leads out to the garden.

Breakfast Kitchen

16'8" x 9'6" (5.1 x 2.9)

With a range of wall and base units and a large painted exposed stone fireplace with stone lintel over and recess. The heart of the house, this welcoming kitchen has exposed beams, a window overlooking the garden and space for a table and chairs. There is a built in oven and grill, built in hob with extractor over and recessed spotlights. A door leads to a very spacious utility.

Utility Room

12'5" x 11'9" (3.8 x 3.6)

This large room has two cupboards acting as storage and airing cupboards, one housing the boiler. The original inglenook fireplace recess houses dishwasher, washing machine and tumble dryer. There is also space for a fridge freezer and more than ample room for pantry items and household equipment.

Principal Bedroom

14'9" x 11'5" (4.5 x 3.5)

Full of light and space with high vaulted ceiling and exposed 'A' frame beams and purlins and stone lintel feature. Dual windows with deep sills and garden views flood with light, there is a large built in cupboard and door to the en-suite.

En-Suite to Principal Bedroom

6'6" x 4'5" (2 x 1.35)

With low level WC, hand basin in vanity unit and quadrant shower with drench feature. A window with totally privacy has roof top and garden views and exposed ceiling beams add character. Benefiting from wood effect vinyl flooring and a heated towel rail.

Bedroom 2

11'5" x 10'5" (3.5 x 3.2)

With window to the front and lovely feature fireplace.

Bedroom 3

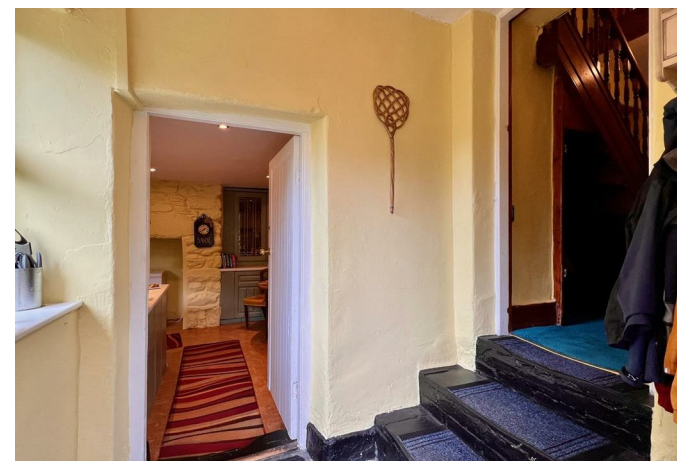
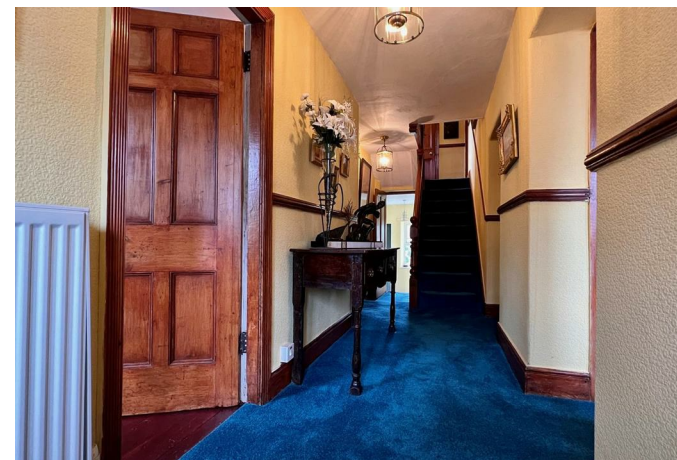
11'1" x 9'10" (3.4 x 3)

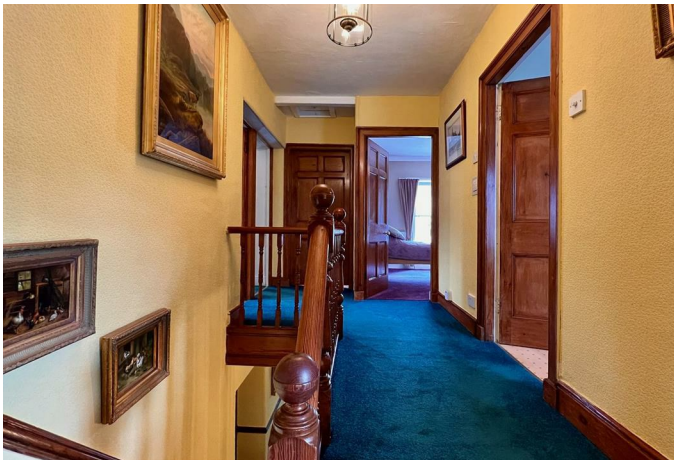
A further large double with feature fireplace.

Bedroom 4

11'5" x 8'10" (3.5 x 2.7)

With window to the side, this spacious room has a range of mirrored wardrobes spanning the length of one wall.





Bedroom 5/Study

8'10" × 8'10" (2.7 × 2.7)

With exposed ceiling beam and window to the side, this single bedroom is currently used as a home office.

Box/Hobby/Dressing Room

3'2" × 6'6" (0.97 × 2)

A useful room with window to the front which provides additional storage space or could be utilised as a small hobby or dressing room.

Bathroom

10'2" × 8'2" (3.1 × 2.5)

A modern bathroom with a luxury period style. This spacious room has a large wood panelled bath and hand basin in stylish vanity unit. A window to the rear has views of the garden and even the sea in winter when the leaves are off the trees

WC

5'2" × 3'7" (1.6 × 1.1)

With low level WC and hand basin.

Garden and Parking

To the front is a courtyard enclosed by low stone walling and painted railings with mature hydrangeas and a path leading to the entrance door and storm porch. The garden around the house is charming laid to lawns, patio and blue slate chipped pathways. Mature bushes, shrubs and trees abound in this pretty sunny and very private garden and a gate leads to the driveway to the side. A path leads around the rear of the house to a further small garden on the far side. There are numerous fruit trees / bushes including apples, pears, damsons, figs, redcurrants and gooseberries across both of the gardens.

Cromlech benefits from very flexible outdoor space and parking for multiple vehicles, boats etc. A driveway runs along the side of the property and gives access to the additional garden plot to the rear. There is a bungalow to the rear (Ty Nyth) has access rights over but no parking rights on this wide driveway.

A shipping container (18' × 9") provides the function of a garden shed for storage of mowers, logs and ancillary equipment.

Additional Garden Plot

This magical secret garden to the rear is full of possibilities and opportunities for new owners to explore. With easy access via the driveway, this beautiful tranquil area is reported to have been designed by the prominent landscape artist Toby Hickish. It is enclosed by stone walling and includes a circular lawn surrounded by blue slate pathways with borders of mature bushes, trees and shrubs. Once part orchard the trees and bushes include apples, pears, damsons, figs, redcurrants and gooseberries.



Additional Information

Cromlech is connected to mains electricity, water and drainage.

Recently installed is a top of the range Mitsubishi air source heat pump and brand new pipework and radiators throughout with additional plumbing upgrades. The loft insulation has been increased, all internal surfaces of outside walls have been insulated and a nine panel solar array has been added. A new smart meter has also been installed.

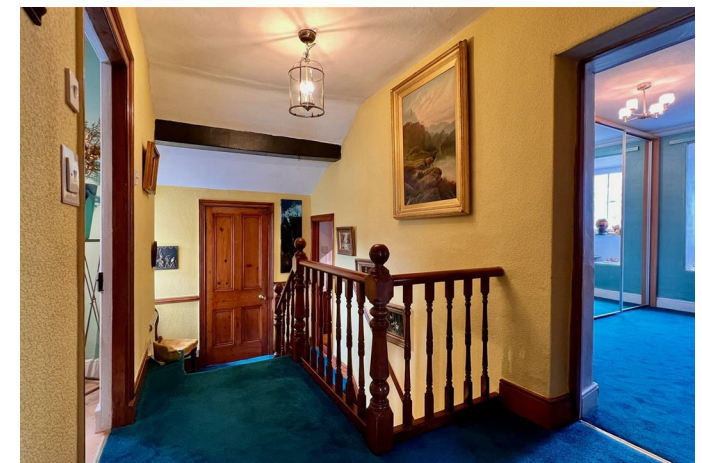
There has also been extensive redecoration.

The bungalow to the rear (Ty Nyth) has pedestrian and vehicular access rights across Cromlech's private driveway to their property.

Dyffryn Ardudwy and its Surrounds

Cromlech 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, pubs 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

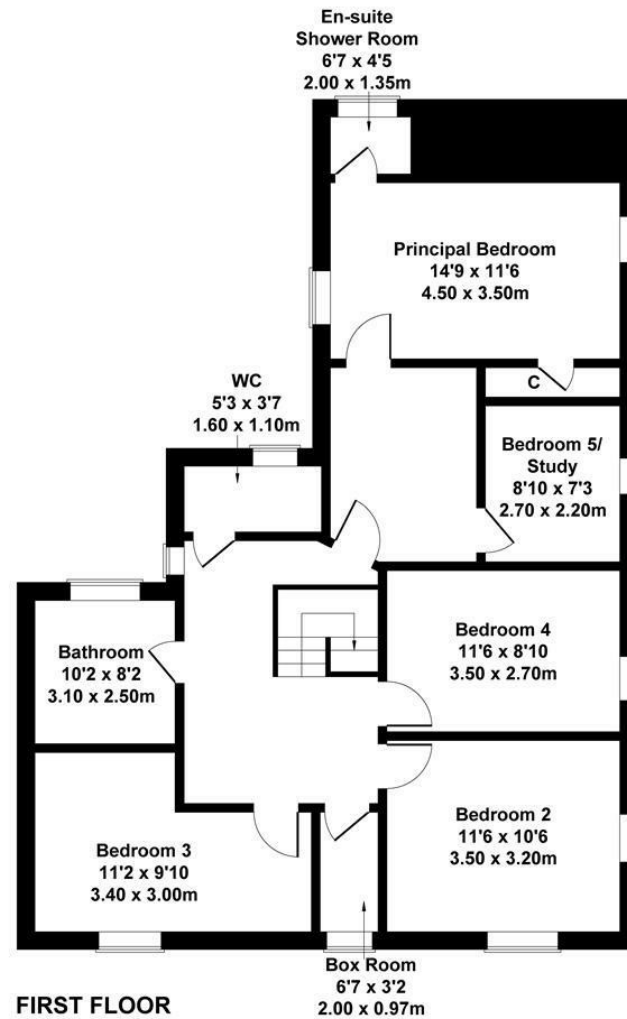
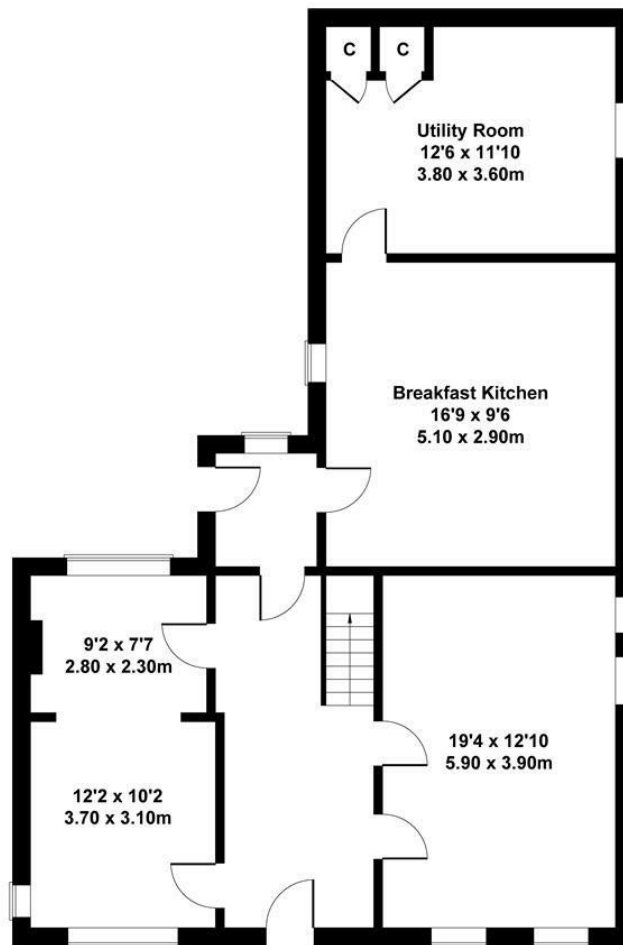




shops. The nearby resort of Barmouth offers an amazing Panorama Walk with breathtaking views and also a harbour from which you can enjoy a ferry to Fairbourne for a ride on the miniature railway or a boat trip out to sea to try mackerel fishing.



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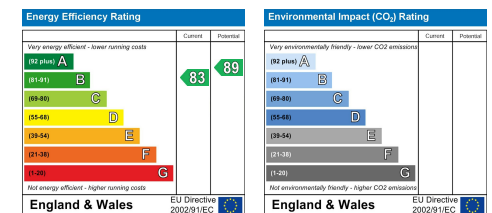
Not to scale for illustrative purposes only

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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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