



I Cae Pella

Dyffryn Ardudwy | Merionethshire | LL44 2DN

£499,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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For those seeking a stunning coastal property with expansive sea views, contemporary design and decor and landscaped gardens, this detached 4 bedroom property will not disappoint.

I Cae Pella has been fully renovated and extended to an exceptionally high standard producing a spacious and stylish home which uses the best of contemporary design and decor both inside and out. There is a stunning kitchen/diner with French doors opening onto a large patio and a lovely lounge with doors out to a paved balcony with glass balustrade and sea views. The principal bedroom on the ground floor also has sea views, plus an en-suite and dressing area. A further double on this floor also with sea views would make an ideal home office if required. The two bedrooms on the first floor are of generous proportions with plentiful storage and one with en-suite. In addition there is a very attractive family bathroom. Thoughtfully designed, the spacious entrance hall has doors off to a boot room and a utility.

At the top of the long driveway is a detached garage and there is ample parking for several vehicles. There is further parking at the base of the driveway in front of the house. The large garage has been subdivided at the rear to produce an area for a home gym which would also be an ideal workshop space.

The garden has a very sunny aspect and has been beautifully landscaped to consist of Indian stone and porcelain slabbed patios with seating areas that ooze sophistication and a pond feature with fountain. There is also a large flat lawn with plenty of play areas for children and a raised bed vegetable patch for keen gardeners. In addition there are two very useful storage sheds.

The property is located within easy walking distance of the popular coastal village of Dyffryn Ardudwy which offers good local shops, cafes, pubs and an art gallery and we recommend booking an appointment to view immediately.

- Stunning fully renovated and extended detached home
- Landscaped gardens
- Large kitchen/diner
- Large sea facing balcony with glass balustrade
- Popular coastal village location
- Lovely expansive sea views
- 4 bedrooms (2 with en-suites)
- Principal bedroom with sea views, en-suite and dressing room
- Detached garage and plenty of driveway parking
- The best of contemporary design and decor



Entrance Hall

A spacious and light entrance hall with tiled flooring has doors off to the main accommodation on the ground floor plus the boot room and the utility.

Living Room

17'6" x 10'9" (5.35 x 3.28)

A lovely room benefitting from underfloor heating under the engineered oak flooring. Triple bi-folding doors open out onto the large balcony over looking the garden with expansive sea views.

Kitchen/Diner

18'7" x 12'1" (5.68 x 3.7)

A spacious kitchen/diner with a generous range of contemporary wall and base units and underfloor heating below the tiled floor. There is loads of beautiful quartz worktop space, a built in oven, built in microwave and a large 5 ring gas hob with extractor fan over plus integrated larder style fridge freezer. There are attractive tiled splash backs and recessed spotlights. French doors open out to a large Indian sandstone patio perfect for Alfresco dining and there is a further window to the side. There is plenty of room for a large dining table and chairs in front of the French doors.

Study / Bedroom 4

10'9" x 15'10" (3.29 x 4.84)

On the ground floor with sea views from the large window over looking the garden. This double bedroom would also make an ideal home office or hobby room.

Principal Bedroom

22'1" x 10'1" (6.74 x 3.08)

On the ground floor this very spacious room has sea views, built in wardrobes and underfloor heating. There is a natural dressing area with built in wardrobes and a door to the en-suite:

Ensuite to Principal Bedroom

6'4" x 9'5" (1.95 x 2.89)

With contemporary floor and wall tiling and a white suite comprising of low level WC, large hand basin in vanity unit and walk in shower. There is a heated towel rail, recessed spot lights and obscure window.

Utility Room

5'8" x 7'3" (1.73 x 2.23)

A useful utility room with underfloor heating, plumbing and space for washing machine and tumble dryer.

Boot Room

5'10" x 4'0" (1.8 x 1.24)

At the front of the entrance hallway, an ideal space for boots, shoes and coats.

Bedroom 2

12'9" x 12'8" (3.9 x 3.88)

On the first floor this generously sized double bedroom has sea views from the window to the side and built in wardrobes and under eaves storage. The "cubby hole" for storage is 3.5m x 1.5m. A door leads to the en-suite.

Ensuite to Bedroom 2

6'0" x 4'3" (1.85 x 1.3)

Attractively tiled with white suite comprising of low level WC, walk in shower, hand basin in vanity unit and heated towel rail.

Bedroom 3

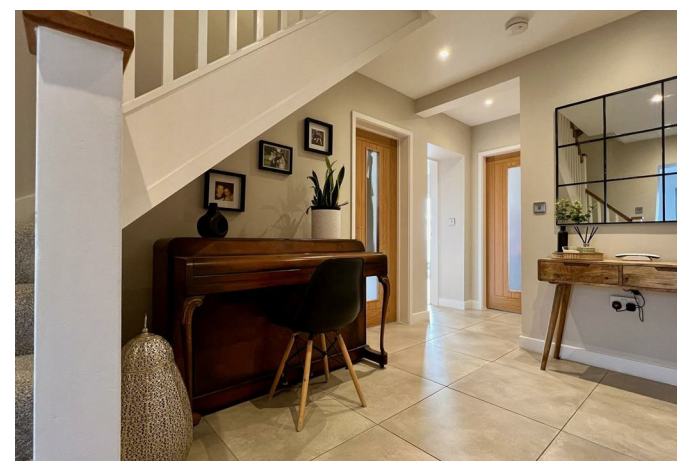
12'8" x 11'9" (3.88 x 3.6)

Another large double with plenty of storage from the built in wardrobe and large "cubby hole" for storage measuring 1.8m x 3.03m. Window the side.

Family Bathroom

5'9" x 6'10" (1.76 x 2.1)

With white suite comprising of low level WC, hand basin and bath with shower over.





Airing Cupboard

3'4" x 4'11" (1.04 x 1.5)

On the first floor landing with door leading through to even more storage.

Detached Garage

At the top of the drive is a large detached garage with up and over door to the front from the drive and door to the garden at the rear. There is natural light from two windows and a subdivided area to the rear which is currently being used as a home gym but would also be a useful workshop.

Exterior

At the front of the property there is a large driveway with parking for several cars and an electric up and over door to the detached garage. The driveway extends down to the front of the house where there is further parking and path to the front door. There is a lawn with stone steps and large porcelain patio in front of the French doors opening to the kitchen/diner. To the rear there is a large landscaped garden has a very sunny aspect and has been beautifully landscaped to consist of Indian stone and porcelain slabbed patios with seating areas and a pond feature with fountain. There is also a large flat lawn with plenty of play areas for children and a raised bed vegetable patch for keen gardeners. In addition there are two very useful storage sheds and further gravelled garden to the side of the house. There are low stone walls, flower beds and borders and the rear garden is totally enclosed.

Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed and benefits from LPG gas central heating.

Dyffryn Ardudwy and its Surrounds

1 Cae Pella is located in a slightly elevated position 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.



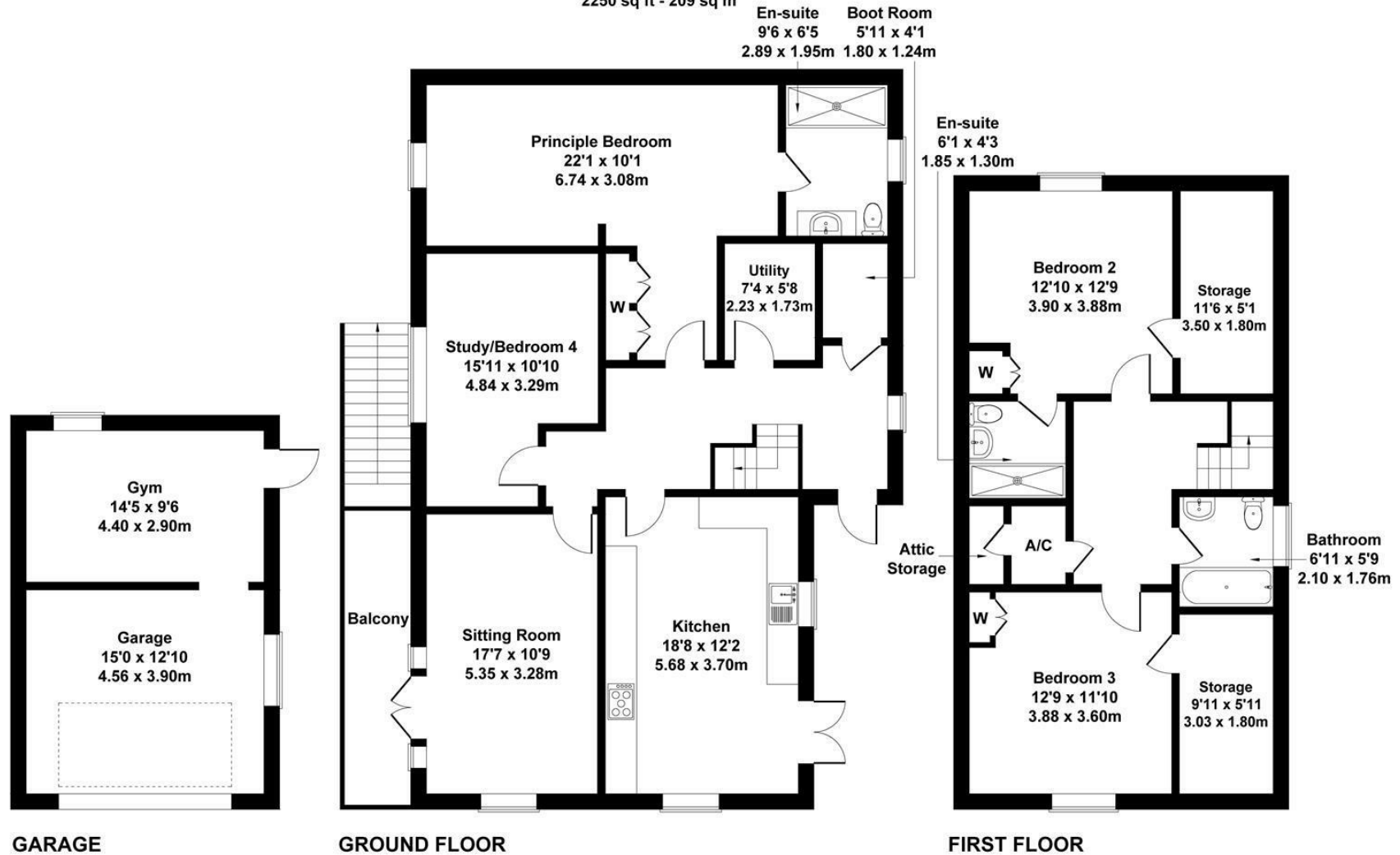




1 Cae Pella

Approximate Gross Internal Area

2250 sq ft - 209 sq m



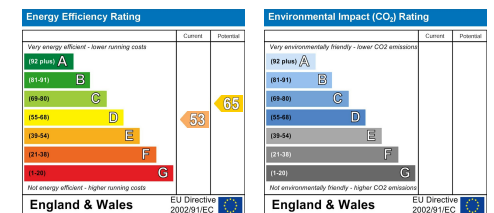
Not to Scale. For Illustrative Purposes Only.

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.









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