



Perth Y Deri

Dyffryn Ardudwy | LL44 2EP

£610,000

MONOPOLY
BUY ■ SELL ■ RENT



Perth Y Deri

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One of the most idyllic properties on the coastline, Perth Y Deri is a unique and stunning glass fronted property sitting proudly in approx 1 acre of secluded grounds facing the sea in the popular village of Dyffryn Ardudwy.

This property boasts a magnificent glazed gable end overlooking the coast with doors out to a large raised terrace with glass balustrade. The property is a blend of both new extension and complete rebuild resulting in an incredible high end finish throughout. The views are expansive and breathtaking across Cardigan Bay to the Lyn Peninsular and Bardsey Island.

Special features of the house included the beamed vaulted ceilings, a luxury kitchen with a sea of granite, open plan living area with cosy log burner in exposed stone fire place, underfloor heating to the lounge/kitchen/diner and the magnificent glazed gable end with expansive sea views leading out to the sun terrace.

There are three double bedrooms all with french doors, and one with en-suite, plus family bathroom. There is a large pergola with automatic retractable roof and sides designed to enjoy the outdoors whatever the weather.

One of the highlights of this property is the expansive sea view that can be enjoyed from many of the rooms, providing a sense of tranquillity and relaxation. Situated in a rural location surrounded by fields and woodland, this house offers a peaceful retreat from the hustle and bustle of city life and unsurprisingly it is also generating a very healthy holiday let income for the current owners.

It is impossible to summarise the sheer quality of the build, the accommodation on offer and the idyllic location and we recommend you view the video to fully appreciate this magical property.

Combining luxury with contemporary living makes Perth Y Deri a perfect choice for those seeking a modern lifestyle/ or investment opportunity in a serene semi rural coastal setting. Don't miss the opportunity to own a piece of paradise in Dyffryn Ardudwy.

- Detached architect designed idyllic coastal property in an acre of grounds
- Magnificent glazed gable end open plan living area facing the sea
- High end kitchen, 3 bedrooms, one with en-suite, incredibly high specification though out
- Log burning stove, exposed stone walling and vaulted beamed ceilings
- Blend of new built extension and complete refurbished property
- Expansive sea views to the front, woodland backdrop and bordered by fields
- Secluded location within easy walk of village amenities
- Very succesful holiday rental income
- 2 bedroom caravan with central heating
- Large Pergola with retractable roof and sides



Entrance Hall

With tiled floor and plenty of room for storing muddy boots, sandy shoes and hanging coats.

Inner Hallway

The vaulted ceiling with roof light window conveys a feeling of space and light in this welcoming hallway with wood effect laminate flooring and doors off to the main accommodation.

Kitchen/Dining/Living Area

31'3" x 19'7" (9.53 x 5.98)

A magnificent room with breathtaking views from the full height glazed apex windows which span the width of the room and open out to the raised terrace beyond. This contemporary open plan living space is perfectly proportioned and designed with a high end kitchen, dining space and seating area in front of a cosy log burning stove set on slate hearth with feature exposed stone walling behind. This whole space also benefits from underfloor heating throughout. The vaulted beamed ceiling accentuates the theme of space and light.

The kitchen has a generous range of wall and base units with granite worktop over plus a large island with breakfast bar. There is a Rangemaster oven with 6 ring hob and extractor over, multi-purpose boiling water tap, built in dishwasher and washing machine and space for a large American style fridge freezer.

In addition to the doors out to the raised terrace, a door to the side leads to the pergola and BBQ area. Windows to the side provide rural views.

Principal Bedroom

14'8" x 12'6" (4.49 x 3.82)

A kingsized room with sea views and French doors to pergola. Dual windows to the side provide rural

and garden views. The ceiling is vaulted with exposed beams and a door leads to the en-suite.

En-Suite to Principal Bedroom

7'10" x 4'3" (2.4 x 1.3)

With wood effect laminate flooring and vaulted beamed ceiling. The white suite comprises of large walk in shower, hand basin in vanity unit with drawers and low level WC plus heated towel rail.

Bedroom 2

14'5" x 9'11" (4.4 x 3.04)

A further double with vaulted ceiling and roof light window. French doors open to a patio and a window to the side provides woodland and rural views.

Bedroom 3

12'8" x 10'2" (3.87 x 3.1)

A third double with vaulted ceiling and roof light window. French doors open to a patio and a window to the side provides woodland and rural views.

Family Bathroom

10'3" x 8'1" (3.13 x 2.47)

With attractive contemporary tiling and white suite comprising of low level WC, hand basin in vanity unit with drawers, P shaped bath with shower over and heated towel rail. Vaulted ceiling with roof light window and recessed spotlights.

Pergola

On the raised terrace with fantastic sea views and accessed from the principal bedroom and living area, the pergola has retractable roof and sides. This is the perfect alfresco dining and BBQ area which can be enjoyed in all weathers.

Caravan

The 2 bedroom Willoughby caravan is centrally





heated, fully serviced and is the perfect location for overflow accommodation, home office or just quite meditation. With expansive sea and rural views.

Exterior

Perth Y Deri is set within an acre of grounds and is secluded yet not isolated. A long gated driveway leads to the gravelled parking area. To the front is a field and lawns and to the rear a backdrop of natural woodland. There is a magnificent raised terrace with glass balustrade facing the sea. The caravan sits to the side on its own hardstanding and there is also a large shed to the rear of the property.

Additional Information

The property is connected to mains water and drainage, with oil fired central heating to the principal bedroom and rear rooms of the property. There is underfloor heating to the open plan lounge/kitchen/diner area. It is fully double glazed. The front of the property is fully rebuilt to a very high standard, the rear of the property is an extension to the original house constructed approximately 15 years ago.

Location

From Smithy garage petrol station head towards Barmouth, after you have entered the 40 mph zone take the first left up a track which passes by 'Tan Y Fron'. The property is at the end of this track.

What3words reference - ///pelted.spoons.manicured

Dyffryn Ardudwy and its Surrounds

Perth Y Deri is located in a secluded but not isolated position in the 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.

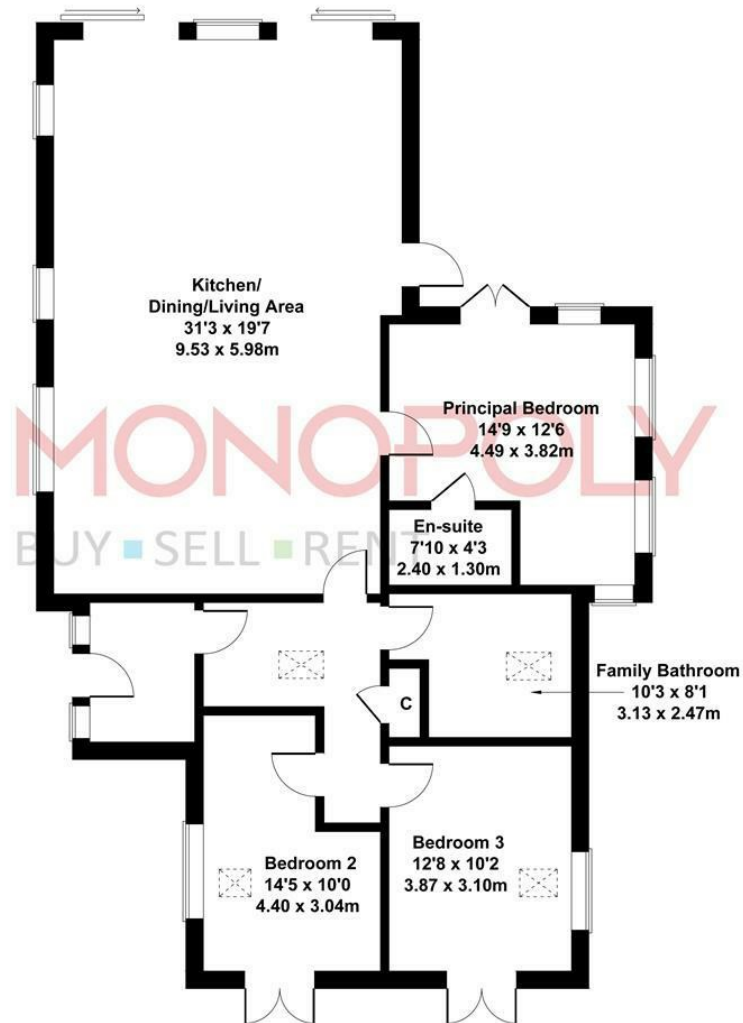






Perth Y Deri

Approximate Gross Internal Area
1302 sq ft - 121 sq m

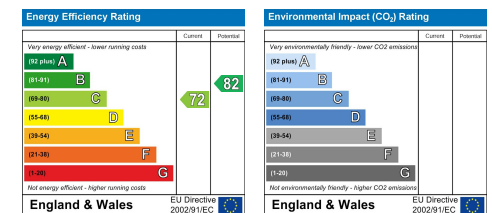


not drawn to scale, for illustrative purposes only

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