



Wesley Cottage

Dyffryn Ardudwy | LL44 2EF

£169,000

MONOPOLY

BUY ■ SELL ■ RENT



Wesley Cottage

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Located in the charming coastal village of Dyffryn Ardudwy, Wesley House is a delightful two-bedroom traditional stone terraced cottage offering a perfect blend of charm and sea and rural views. Set back behind a pretty front garden, the property boasts a delightful rear garden that backs onto fields with rural and coastal views providing a tranquil and private outdoor space with a sunny aspect.

There is a cosy lounge with beamed ceiling and feature fireplace housing an electric fire and we understand a log burner could be easily installed if desired.

The breakfast kitchen is a lovely space, with a delightful outlook to the rear and door to garden plus ample room for a kitchen table and chairs.

The two double bedrooms are generously sized, with one offering far-reaching views of the coast and surrounding countryside, while the second bedroom has exposed wall beams and a pleasant view of the village. The first-floor bathroom has both a bath and a shower over.

A further standout feature of this property is the fabulous boarded and insulated loft space, complete with a window for natural light. This versatile area can serve as a hobby space, occasional overflow accommodation for guests, or simply as additional storage.

The rear garden is truly a gem, with its L-shaped design providing a sheltered and private retreat. It features a secret elevated seating area, perfect for enjoying the serene surroundings, coastal views and spectacular sunsets.

The property is fully double glazed and benefits from electric heating, with an Energy Performance Certificate rating of E.

On-road parking is available, and the village car park is just a few minutes walk away. With local amenities and transport links within easy reach, as well as the beach just a short walk away, this cottage presents an exceptional opportunity for those seeking a peaceful coastal lifestyle, investment property or holiday retreat.

Wesley House is being sold with the benefit on NO ONWARD CHAI

- 2 bedroom stone cottage with some traditional features
- Coastal village location with sea and rural views
- Delightful rear garden with sunny aspect backing onto fields with coastal views, plus pretty front garden
- Cosy lounge with feature fireplace and potential for log burner
- Breakfast kitchen with lovely outlook to countryside and coast
- First floor bathroom with bath and shower over
- Principle bedroom with sea views, second bedroom has exposed beams
- Fantastic versatile loft space with Velux window
- On road parking available and village car park just a few minutes walk
- NO ONWARD CHAIN



Entrance Hall

A slate path meanders through the pretty front garden to the entrance door opening to a hall way with panelled wall, exposed beam, door to lounge and stairs to the first floor.

Lounge

12'8" x 13'1" (3.87 x 4.01)

Cosy and inviting with beamed ceiling, feature fireplace with tile surround and electric fire on marble hearth, high mantle and shelving above. The window to the front overlooks the pretty front garden. Plenty of storage with a built in alcove cupboard and additional under stairs store cupboard. We understand that a log burner could be installed if desired.

Breakfast Kitchen

12'8" x 8'5" (3.87 x 2.59)

To the rear with with open countryside and distant sea views and fully glazed door to the garden. There is a range of base and wall units with tiled splash backs, space for oven and space for fridge freezer. There is ample space for a breakfast kitchen table and chairs.

Bedroom 1

12'9" x 8'6" (3.90 x 2.61)

A charming double with window to rear having beautiful countryside and distant sea views.

Bedroom 2

12'9" x 7'6" (3.90 x 2.3)

A second double bedroom with a cottage feel, exposed wall beams, wooden panelling to one wall and a window to the front providing village views.

Bathroom

4'9" x 5'10" (1.45 x 1.80)

With white suite comprising of seated bath with electric shower above, low level WC, hand basin, partly tiled walls and laminate flooring

Attic Room

Fully boarded, with pine cladded walls and ceiling, power and lighting, insulation and Velux window to rear with pull down ladder access. This versatile space provides fabulous storage but could also be used as a hobby/games room or occasional accommodation for visitors.

External

Benefitting from both front and rear gardens.

A gated entrance to front garden leads to a slate path which meanders passed mature shrubs, and bushes to front door.

The kitchen door leads out to a delightful L shaped rear garden with gravel pathway and a plethora of mature shrubs, trees and flowers. The garden backs on to fields and is exceptionally private with beautiful rural and coastal views. variety of seating areas, mature shrubs and trees, gravel pathway.

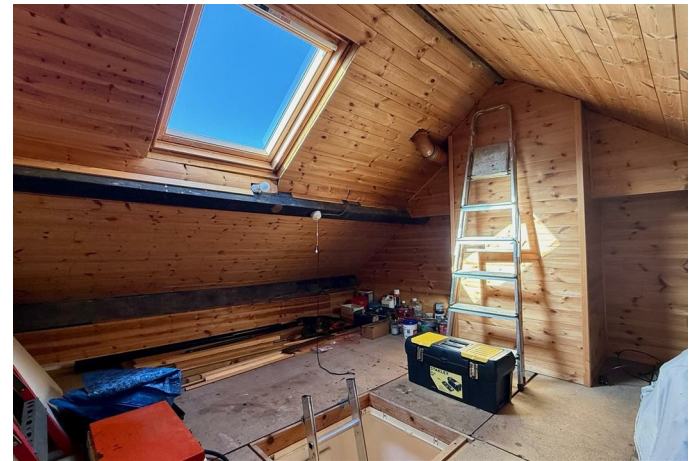
There is a seating area immediately outside the kitchen door perfect for morning coffee, BBQ and alfresco dining. The gravel pathway continues to an elevated "secret" sitting area in front of the fields and facing the coast.

The garden has a very sunny aspect and has been designed to be low maintenance and is a gardeners delight.

Parking

On road parking is available in the village on a first come first served basis and the village car park is just around the corner from Wesley Cottage and a few minutes walk,





Additional Information

The property is connected to mains electricity, water and drainage. It is double glazed with electric heating.

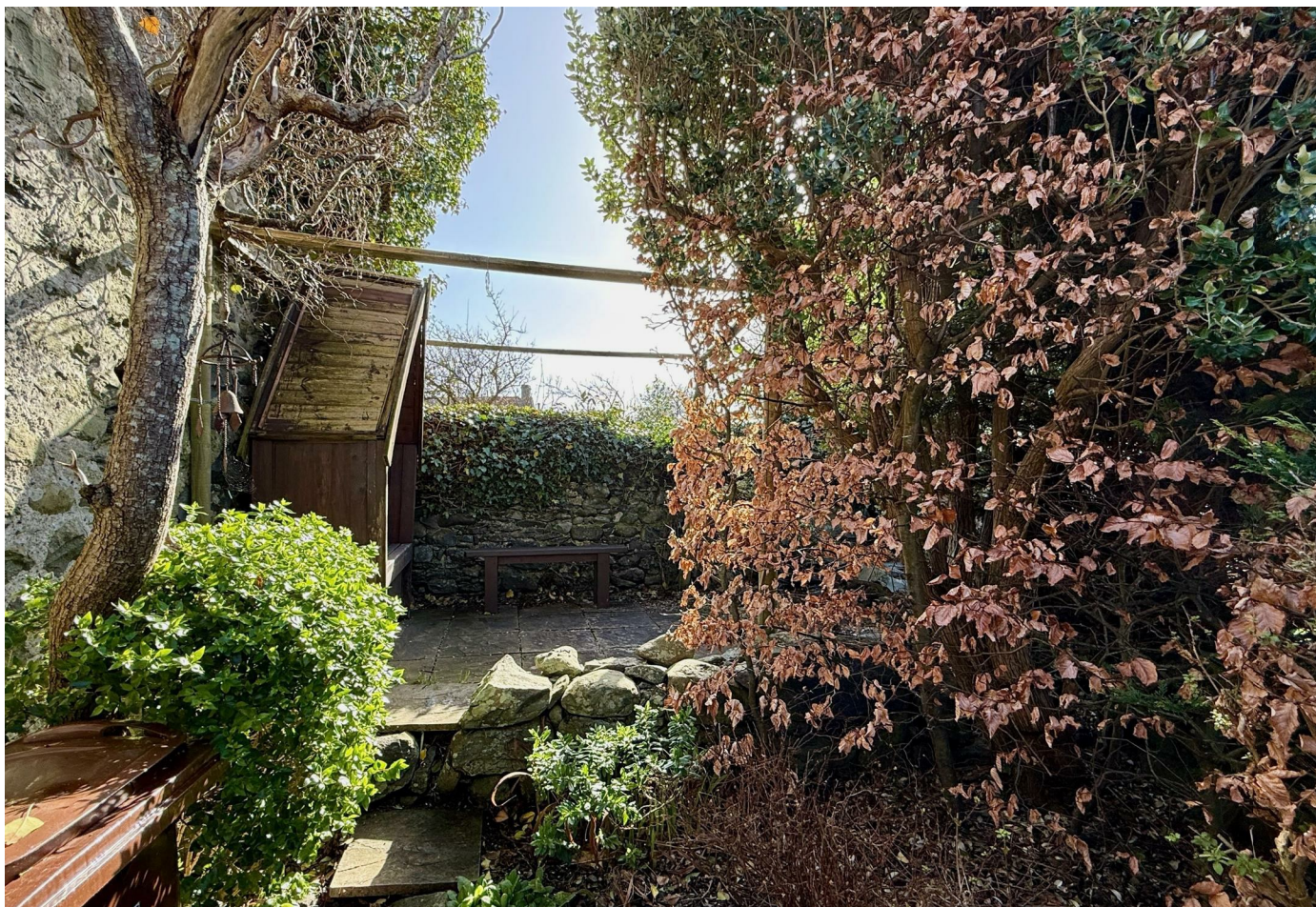
Wesley House has a right of pedestrian access across the neighbours rear garden. The adjoining chapel also has a pedestrian right of access across the rear garden of Wesley House.

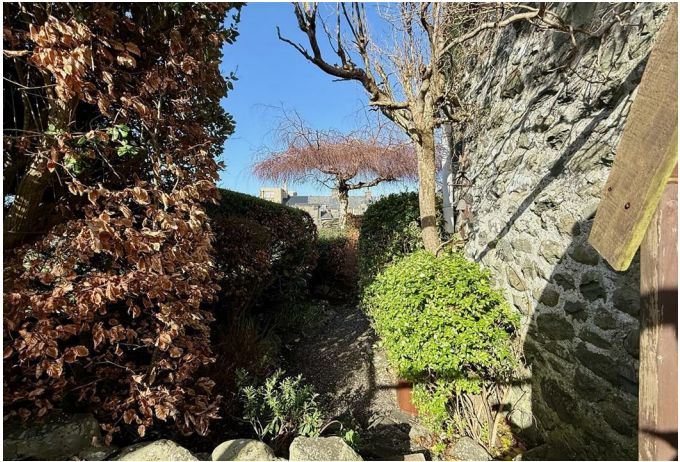
Dyffryn Ardudwy and its Surrounds

Wesley House 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.





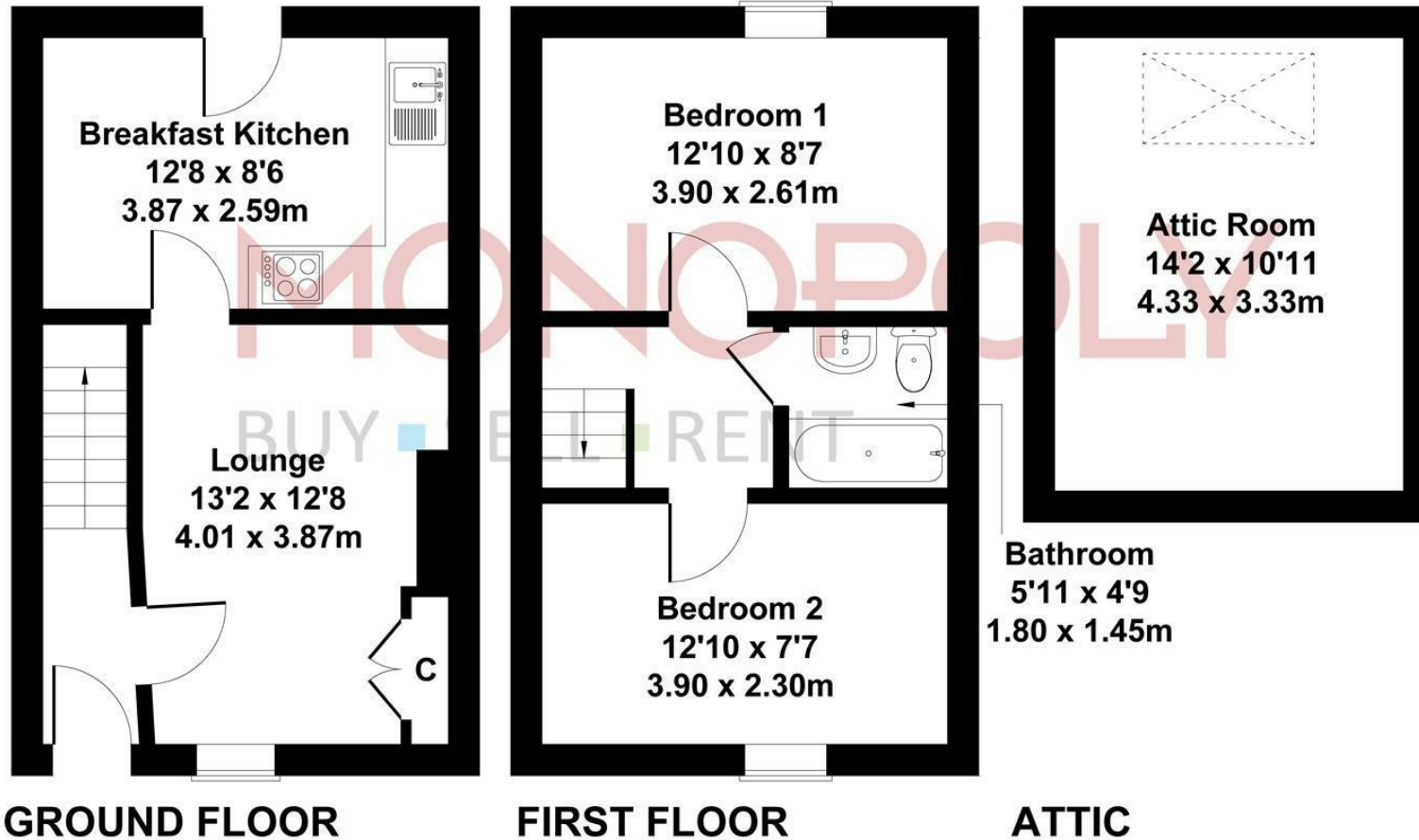


Wesley House

Approximate Gross Internal Area

721 sq ft - 67 sq

(Including Attic)

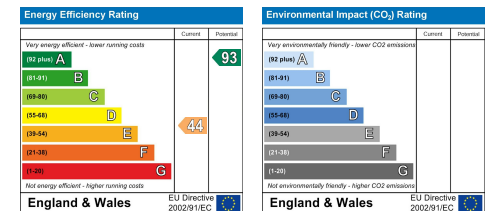


Not to scale for illustrative purposes only

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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