



**Crafnant**

Dyffryn Ardudwy | Merionethshire | LL44 2EH

**£274,000**

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Crafnant

Dyffryn Ardudwy | Merionethshire | LL44 2EH

Crafnat is an outstanding and very spacious 3-bedroom bungalow located in the popular coastal village of Dyffryn Ardudwy.

Refurbished and exceptionally well presented it also boasts a delightful landscaped garden, plenty of easy private driveway parking, a large contemporary kitchen/diner, luxurious bathroom plus sea, dunes, rural and mountain views.

The mature and landscaped garden is a peaceful oasis, complete with a raised terrace with glass balustrade where you can relax and unwind, perfect for alfresco dining and BBQs. Additionally, the garden has a dog/animal enclosure and a charming summer house, adding to the appeal of outdoor living.

Inside, the bungalow is beautifully presented, offering the potential for a second reception room or third bedroom to suit your lifestyle needs. The property is equipped with double glazing and oil central heating, ensuring comfort and warmth throughout the year. In addition there is the benefit of basement storage under the property.

Conveniently located within walking distance of amenities and the beach, this coastal village property offers the perfect blend of tranquillity and convenience and is being sold with the benefit of NO ONWARD CHAIN. Don't miss out on the opportunity to make this your new 'home sweet home' in Dyffryn Ardudwy.

- 2/3 bedroom attached bungalow with sea views, parking and gardens
- Large contemporary kitchen/diner with sea views
- Driveway parking for several cars
- Lovely landscaped garden with raised terrace and glass balustrade
- Lounge and potential for second sitting room
- Extremely well presented throughout, double glazed with central heating
- Coastal village location in walking distance of amenities, beach, river and woodland
- Spacious bathroom with large bath and separate shower.
- Basement storage, summer house and large dog compound
- Holiday rental potential and NO ONWARD CHAIN





### Entrance Hallway

An enclosed gated courtyard garden to the front leads to the entrance door to the hallway. The hallway has slate effect tiled flooring and space to hang coats and store boots. Door to inner hallway.

### Inner Hallway

With wooden flooring and doors off the the main accommodation. and useful storage cupboard.

### Lounge

12'9" x 9'10" (3.9 x 3)

Light and welcoming with large floor to ceiling picture window looking out to the terrace and garden with distant sea views.

### Bedroom 3/Sitting Room

11'9" x 11'1" (3.6 x 3.4)

Currently used as an additional sitting room or could be used as a third double bedroom, home office etc. With wood floor, window to the side and recessed spotlights.

### Kitchen/Diner

20'8" x 12'9" (6.3 x 3.9)

Spacious and contemporary with dual aspect windows and patio doors opening to the terrace and garden. Benefitting from porcelain tiled flooring, Belfast sink, a range of base units with tiled splash backs, range style cooker with 5 burner gas hob and extractor over, additional built in oven and hob with extractor over, built in washing machine, built in tumble drier, integrated fridge, freezer and dishwasher. There is space for a large dining table and chairs and sea, dune and mountain views.

### Bedroom 1

17'4" x 10'9" (5.3 x 3.3)

A large double with bay window to the front and recessed spotlights.

### Bedroom 2

12'9" x 12'1" (3.91 x 3.7)

A further large double with bay window to the front and recessed spotlights.

### Bathroom

10'2" x 6'6" (3.1 x 2)

Well presented with large hand basin in vanity unit, bath with central taps and shower attachment, large quadrant shower and low level WC. With tiled floor, part tiled walls and bath and recessed spotlights.

### Exterior

To the front is an enclosed gated courtyard with herringbone block paving and driveway with gates to road and gates to the rear garden. Steps lead down to the storage under the property.

To the rear is a delightful good sized garden with a very sunny aspect, sea, dune, mountain and rural views. The garden has been thoughtfully landscaped and is currently low maintenance. Patio doors from the kitchen lead out to the large Indian sandstone terrance with glass balustrade. Steps lead down to a lower garden with gravel and patio areas, mature trees and shrubs and a hot tun enclosure. In addition there is a large dog kennel with inside and outside enclosure. Further steps lead to the lower level where there is a stone sundial feature seating area, further gravelled areas and trees and shrubs plus the summer house with decking.

Double gates lead from the driveway and the garden is completely enclosed and safe for children and animals.

### Article 4

The property benefits from Class C6 meaning that this has planning permission to use as a short term holiday let or primary residence.









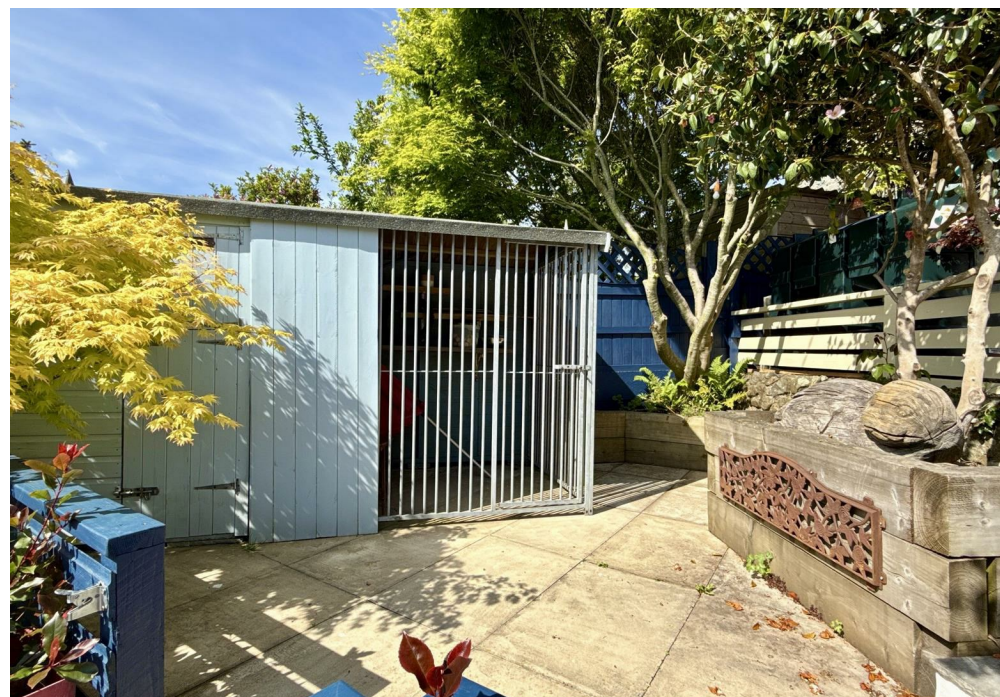
### Additional Information

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

### Dyffryn Ardudwy and its Surrounds

Crafnant 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.

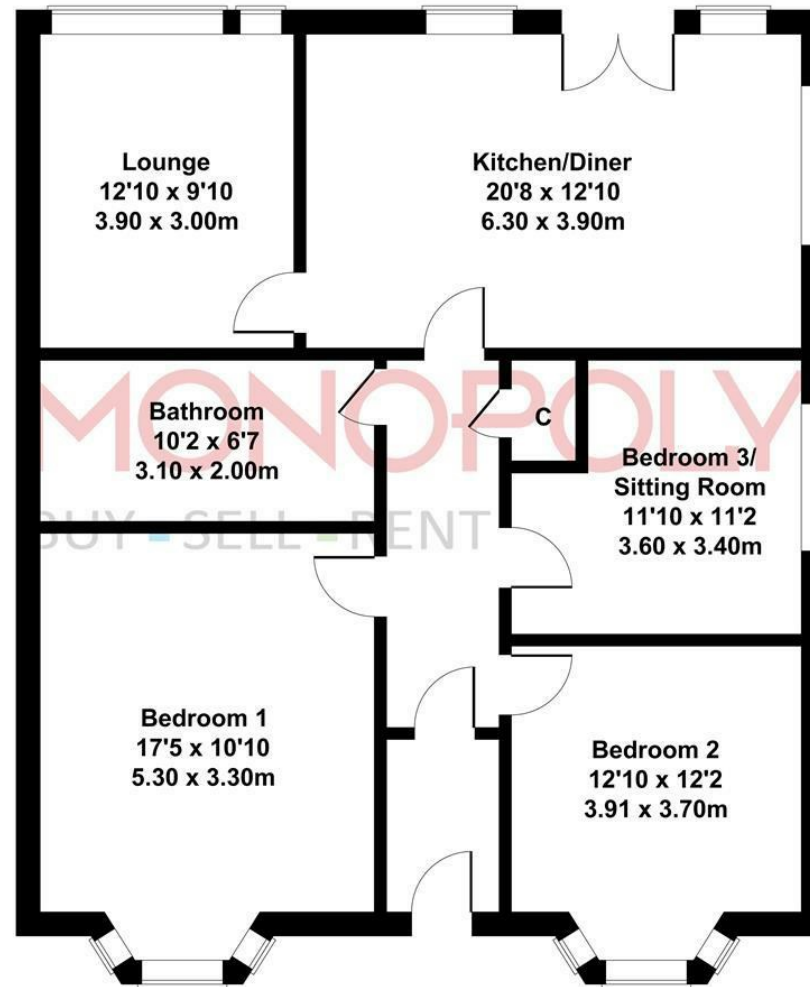
The bustling town of Harlech is just 4 miles away, dominated by its majestic 13th century castle which is a World Heritage Site. Popular with golfers due to its famous Royal St. David's course, Harlech also boasts an excellent variety of amenities including restaurants and shops. The nearby resort of 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.





# Crafnant

Approximate Gross Internal Area  
1130 sq ft - 105 sq m

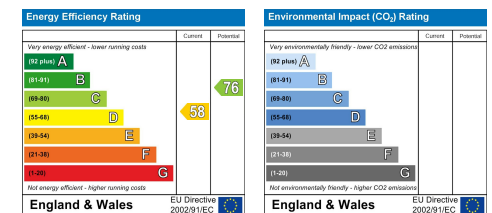


Not to scale for illustrative purposes only

## 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.









1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | [gwynedd@monopolybuysellrent.co.uk](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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