



51

Dyffryn Ardudwy | LL44 2BG

£249,950

MONOPOLY
BUY ■ SELL ■ RENT



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51 Bro Enddwyn benefits from a fabulous ATTIC CONVERSION with EN-SUITE which makes this property literally head and shoulder above the rest. With its well designed layout, the property boasts three spacious bedrooms, including the large and versatile attic bedroom complete with an en suite shower room plus further family bathroom on the ground floor. It also boasts a high scoring B for its EPC.

In addition there is a GARAGE, driveway and additional PARKING to the front and SEA VIEWS.

The heart of the living space is enhanced by a delightful wood-burning stove, perfect for cosy evenings in during the cooler months.

One of the standout features of this property is the enclosed garden to the rear offering expansive sea views. This outdoor space is ideal for family gatherings, gardening enthusiasts, or simply enjoying the tranquil coastal atmosphere.

The coastal village location allows for easy access to local amenities, ensuring that daily needs are met within walking distance. Furthermore, the beach is in walking distance.

The property is fully double glazed.

With excellent transport links, this property is not only a fantastic family home but also an ideal setting for those who may wish to work from home or accommodate guests. Whether you are looking for a permanent residence or a holiday retreat, this house stands head and shoulders above the rest, offering a perfect blend of comfort, space, and coastal charm.

It is being sold with the benefit of NO ONWARD CHAIN.

- 3 bedroom bungalow with attic conversion
- Garage, driveway and additional off road parking
- Sea and rural views
- Two bathrooms, one en-suite
- Wood burning stove to lounge
- Enclosed rear garden with sea views, elevated patio, lawns and dog enclosure
- EPC 'B'
- Fully double glazed
- NO ONWARD CHAIN
- New for 2025, Solar panels



Entrance Hall

Form the driveway, the entrance hall opens to the lounge/diner.

Lounge/Diner

17'9" × 11'6" (5.42 × 3.53)

Spacious and light with large window to the front, wood effect laminate flooring and wood burning stove on slate hearth with tiled backing.

Kitchen

10'11" × 9'11" (3.34 × 3.03)

With expansive sea views over to the Llyn peninsular. The light and bright kitchen has a range of base and wall units, built in oven and hob with extractor over, built in fridge/freezer, space and plumbing for dishwasher, drop down breakfast bar and door to the garden. With wood effect laminate flooring and tiled walls.

Bedroom 1

12'5" × 10'4" (3.80 × 3.17)

A king sized bedroom with sea views from the window to the rear.

Bedroom 2

12'2" × 10'5" (3.71 × 3.19)

A further double with views to the front.

Attic Bedroom 3

20'1" × 10'9" (6.13 × 3.30)

Stairs rise to the large attic bedroom with 3 roof light windows flooding with natural light and providing sea views. This versatile space has some restricted headroom and is perfect for a bedroom, home office, hobby room etc and benefits from a contemporary en-suite. There is also under eaves storage.

En-Suite to Attic Bedroom

9'6" × 7'6" (2.9 × 2.3)

With white suite comprising of large walk in shower with waterfall attachment, low level WC, hand basin, contemporary wall tiles, heated towel rail, and wood effect laminate flooring and roof light window.

Family Bathroom

6'4" × 5'9" (1.94 × 1.77)

On the ground floor with white suite comprising of P shaped bath with shower over, low level WC, hand basin and heated towel rail. Partially tiled walls, tile effect laminate flooring, recessed spotlights and obscure window.

Garage and Parking

8'0" × 16'4" (2.46 × 5.0)

To the front is driveway parking leading to the garage with electric up and over door, power and lighting and water. There is a sink, space and plumbing for a washing machine and tumble drier and window and door to garden. At the front there is a further level parking area with gravel chippings.

Exterior

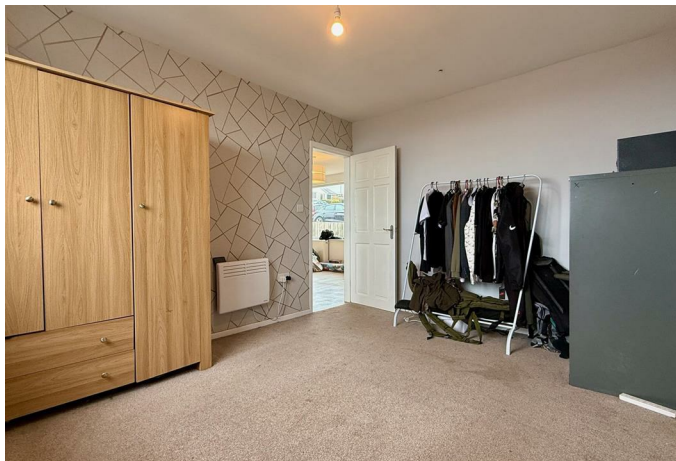
The garden to the rear is totally enclosed with a raised patio and steps to the lawned garden. There is also a dog enclosure to the side (Kennels are not included). The garden has a very sunny aspect facing the coast with expansive coastal views.

To the front is a further patio garden with retaining wall and parking area and enclosed bin store.

Additional Information

The property is connected to mains electricity, water and drainage. Is fully double glazed with electric heating. NEW for 2025, Solar panels on both front and back.





Note: commercial holiday letting is not permitted on the Bro Enddwyn development.

Dyffryn Ardudwy and its Surrounds

51 Bro Enddwyn 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.

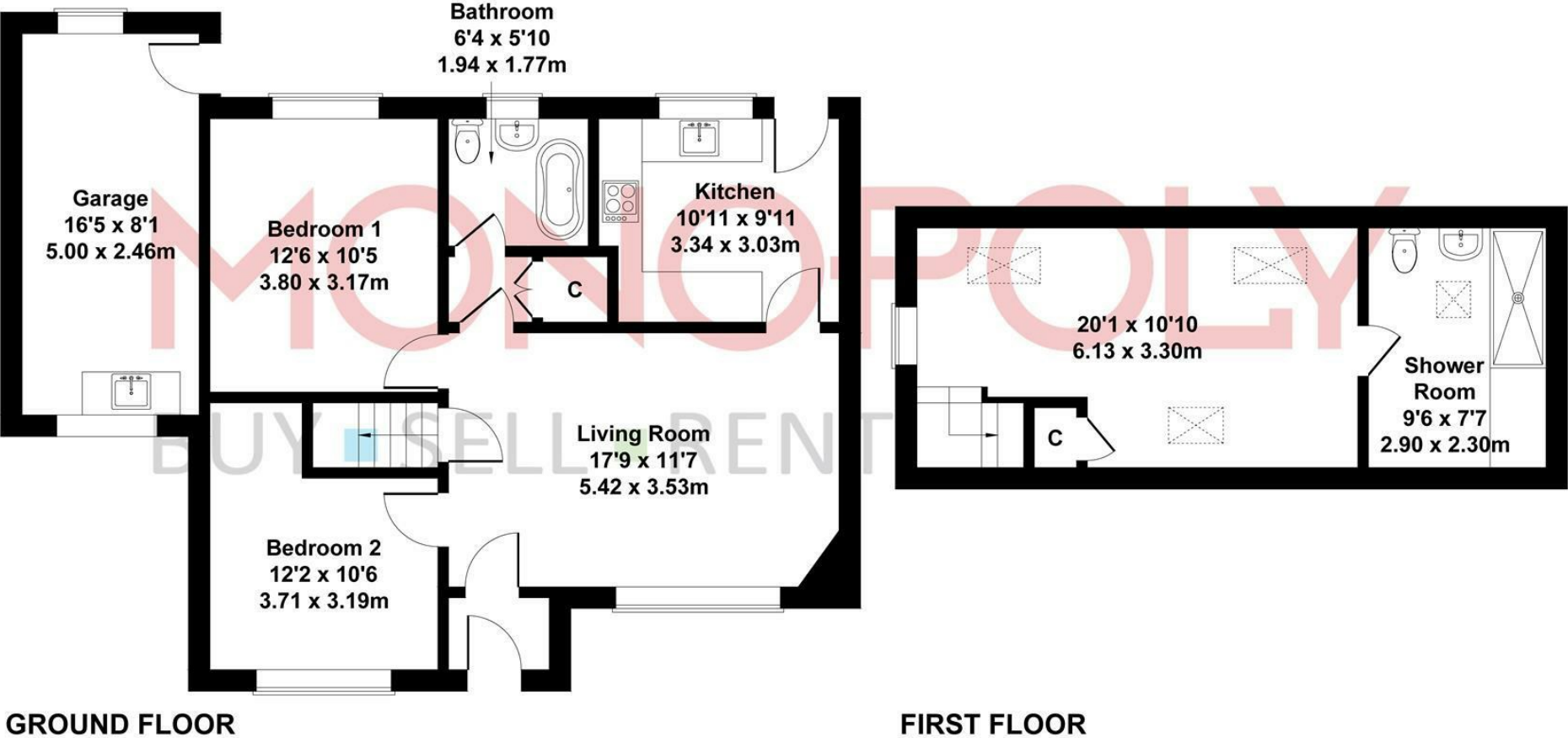






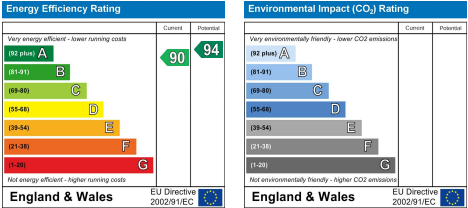
51 Bro Enddwyn

Approximate Gross Internal Area
1130 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2025
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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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