



**Bryn Y Felin**

Dyffryn Ardudwy | LL44 2BE

**£360,000**

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT







# Bryn Y Felin

Dyffryn Ardudwy || LL44 2BE

A beautifully presented refurbished traditional four-bedroom detached stone property offering an exceptional living experience and/or holiday rental opportunity with expansive sea views and a surprise in the basement. Recently renovated to a high standard with a stylish interior and retaining original character, the property boasts a stunning kitchen that is sure to impress any culinary enthusiast, two spacious reception rooms, four bedrooms (one with en-suite) resulting in ample space for both relaxation and entertaining.

The double fronted house features two well-appointed bathrooms, including an ensuite for added convenience. A delightful games room in the basement provides an ideal space for leisure activities. The basement is divided into three rooms and provide the opportunity for new owners to use as games/hobby rooms, home office space, extensive workshops, storage or be convert to a self contained annexe subject to the necessary planning consent.

The property is fully double glazed and benefits from oil central heating, ensuring comfort throughout the year.

One of the standout features of this home is the expansive sea views, which can be enjoyed from both property and garden. The sunny garden is perfect for outdoor gatherings or simply soaking up the sun, while the driveway offers convenient parking for up to 4 cars so ample for residents and guests alike plus an electric vehicle charge point.

Situated within walking distance to the beach and local village amenities, this property is not only a wonderful family home but also presents an opportunity for a successful holiday rental, with contents available by negotiation. This is a rare chance to own a piece of coastal paradise in a sought-after location. Don't miss out on the opportunity to make this exceptional property your own.

- 4 bedroom detached stone property with sea views in coastal village location
- Refurbished and presented to an extremely high standard, a characterful property with contemporary presentation
- Driveway parking for 4 cars plus electric vehicle charge point and garden with sunny aspect
- Operating as a succesful holiday rental
- Extensive basement/workshop/games room with opportunity to add value
- 4 double bedrooms, one with en-suite
- Fully double glazed and centrally heated
- Walking distance to beach and village amenities
- Contents available by negotiation
- NO ONWARD CHAIN





### Entrance Hallway

An attractive uPVC sunburst front door opens to the welcoming hallway with doors to the living room, dining room and stairs rising to the first floor.

### Sitting Room

20'5" x 11'4" (6.23 x 3.46)

Large, bright and airy with triple aspect windows with sea and coastal views to the rear and a characterful porthole style window to the side. There is a feature recessed shelved archway and door to inner hallway.

### Dining Room

20'6" x 11'1" (6.26 x 3.4)

A large elegant dining room/second reception room with serving hatch to the kitchen. Original built in cupboards, window seat and door to inner hallway.

### Kitchen

15'4" x 11'1" (4.69 x 3.4)

A spacious contemporary kitchen with an extensive range of white wall and base units and sea views from the large windows to the rear and side. There is a built in oven/grill with ceramic hob and extractor over, integrated fridge freezer, integrated dishwasher and space and plumbing for a washing machine.

A door opens to steps leading down to the garden and parking.

### Principal Bedroom

15'5" x 11'3" (4.7 x 3.44)

A spacious and light king size bedroom with delightful elevated sea views from the dual aspect windows and door to en-suite.

### En-Suite Principal Bedroom

10'9" x 5'4" (3.3 x 1.65)

Benefiting from double sized shower cubicle with mixer shower, floating hand basin and low level WC.

A chrome heated towel rail is able to be operated independently of the main central heating circuit guaranteeing a warm towel what ever the weather. With vinyl flooring and obscure window.

### Bedroom 2

11'4" x 10'9" (3.47 x 3.29)

A further large king sized room with beautiful sea views from the dual aspect windows.

### Bedroom 3

11'4" x 9'3" (3.47 x 2.84)

A further double with window to the front.

### Bedroom 4

14'1" x 9'3" (4.3 x 2.84)

A quirky L shaped double bedroom with window to the front.

### Family Bathroom

10'9" x 5'10" (3.3 x 1.79)

Also beautifully presented and equipped with white suite comprising of P shaped bath with mixer shower over, floating hand wash basin and low level WC and obscure window. Again the chrome heated towel rail is able to be operated independently of the main central heating circuit.

### Basement Rooms

There are three rooms in the basement which extend to the whole of the property footprint below the house. There is a separate access door from the garden, plus a blocked up doorway to the side patio and natural light from two windows. The basement is divided into three rooms and provide the opportunity for new owners to use as games/hobby rooms, home office space, extensive workshops, storage or be converted to a self contained annexe subject to the necessary planning consent









### **Games Room,Basement Room 1**

11'1" x 15'5" (3.4 x 4.7)

With rear facing window giving sea views, concrete floor. Power and lighting and concrete floor. Entrance through to rooms 2 and 3.

### **Basement Room 2**

11'10" x 19'11" (3.63 x 6.09)

With side facing window, slabbed flooring plus blocked up doorway to the side. This room would make an ideal bike store/workshop etc.

### **Basement Room 3**

11'1" x 19'11" (3.4 x 6.08)

Housing the boiler and unvented pressurised hot water cylinder. With quarry tile and slabbed floor.

### **Exterior**

To the rear is a fully enclosed garden laid to lawn with elevated seating area and sea views. There is driveway parking for 4 cars plus electric vehicle charge point and a convenient outside toilet and separate store room.

To the side there is an additional gated side patio area housing oil tank.

The attractive property frontage is bound with stone walls and railings and set back from the adjoining main road and accessed through an iron gate

### **Additional Information**

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

### **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.

### **Dyffryn Ardudwy and its Surrounds**

Bryn y Felin 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.

The area contains a diversity of property and appeals equally as a holiday destination or a place to live.







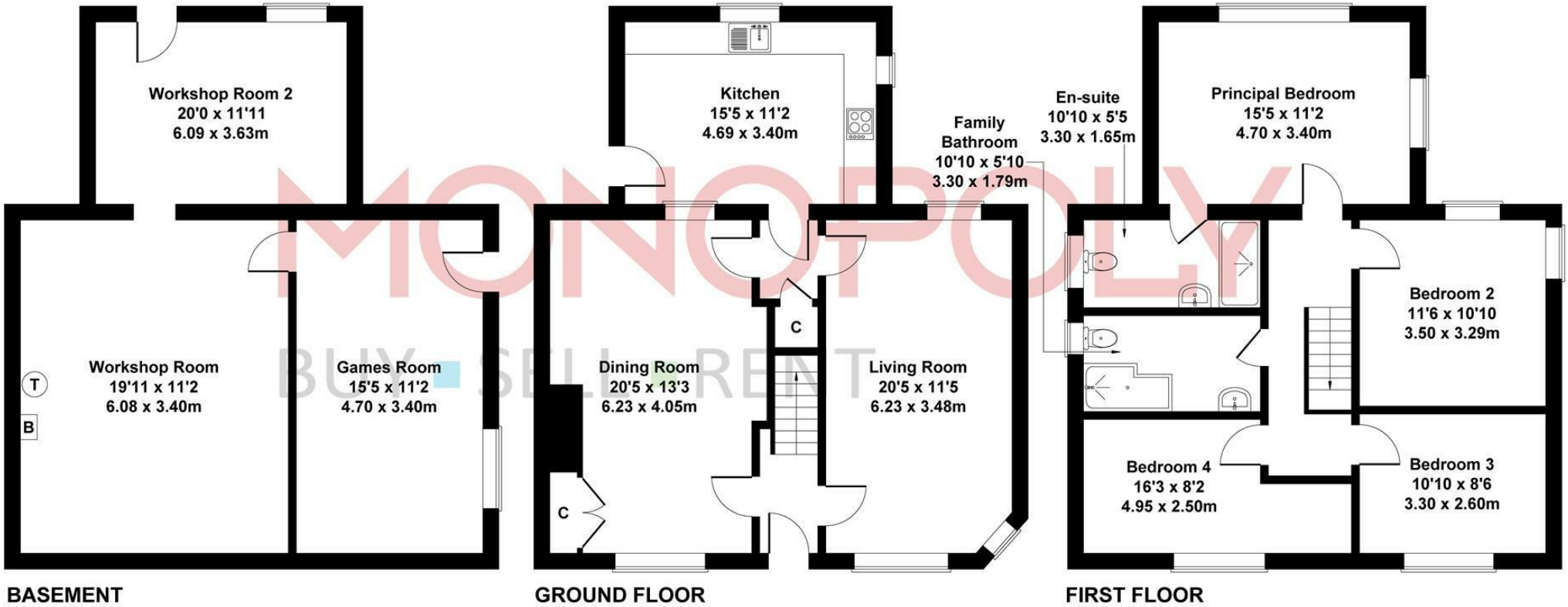






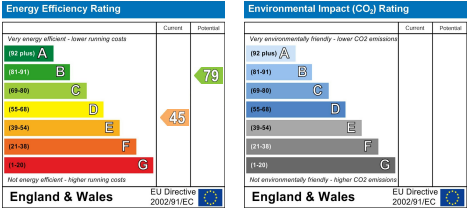
Bryn Y Felin

Approximate Gross Internal Area  
2293 sq ft - 213 sq m



Not to scale for illustrative purposes only

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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.







BRYN-Y-FELN







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