



I Tai Canol

Dyffryn Ardudwy | Merionethshire | LL44 2DB

£150,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

I Tai Canol

Dyffryn Ardudwy | Merionethshire | LL44 2DB

Tucked away down a single track lane, this charming two-bedroom stone-built cottage offers a delightful blend of character and potential. This traditional end terrace property, boasts a unique charm with its beamed ceilings and an inviting open fire, perfect for cosy evenings. The first floor has rural and distant sea views, allowing you to enjoy the beauty of the coastline from the comfort of your home.

A standout feature of I Tai Canol is the large GARDEN and the private PARKING, a very valuable asset in this tucked-away location. While the cottage is in need of renovation, it is priced accordingly, presenting an excellent opportunity for those looking to create their dream home.

Having been cherished by the same family for 60 years, this cottage has a rich history and is ready for a new chapter. Its proximity to the beach and local village amenities makes it an ideal choice for those seeking a tranquil lifestyle by the sea. Whether you are looking for a permanent residence or a holiday retreat, this property is brimming with potential and awaits your personal touch.

NO ONWARD CHAIN.

- Charming 2 Bedroom traditional stone Welsh cottage with sea views
- PARKING and GARDEN
- 2 double bedrooms
- Full of character with open fireplace and beamed ceiling
- Tucked away location in coastal village
- Walking distance to amenities and the beach
- In need of renovation, opportunity to add value and own stamp
- Article 4 class C5, second home or permanent residence
- NO ONWARD CHAIN



Entrance Hall

With wooden stable door, stairs to first floor and door to lounge.

Lounge

11'9" x 11'3" (3.59 x 3.43)

With beamed ceiling, open fire with tile and slate surround (not tested) and window with garden view to the front, this room is full of charm and character.

Kitchen

12'1" x 5'8" (3.69 x 1.73)

Having a range of wall and base units, exposed painted beams and window to the rear. There is an instant hot water heater above the sink, space for fridge and space for oven. Door to shower room.

Shower Room

7'0" x 5'8" (2.14 x 1.73)

With coloured suite comprising of electric shower, low level WC and hand basin. Tiled floor, part tiled wall and some restricted headroom.

Bedroom 1

14'10" x 9'5" (4.53 x 2.89)

Spacious room with window to the front having distance sea views and deep sill, exposed wooden floorboards and space for a kingsized bed.

Bedroom 2

9'6" x 7'10" (2.9 x 2.4)

A second double bedroom with window to the rear.

Garden and Parking

To the front of the house is a large garden with parking area and outbuildings.

The garden is of a very good size and larger than average for a cottage of this type. It is laid to patio and lawn with mature trees and shrubs.

The garden is separated from the house by a pathway which leads to the neighbouring cottages.

Additional Information

The property is connected to mains electricity, water and drainage. Heating is electric.

The garden is separated from the house by a pathway which leads to the neighbouring cottages and the neighbours have pedestrian right of way along this path.

Article 4

The property will benefit from Class C5 meaning that this has planning permission to use as a second home or primary residence.

Dyffryn Ardudwy and its Surrounds

I Tai Canol 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.

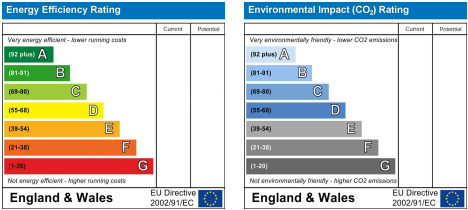
The area contains a diversity of property and appeals equally as a holiday destination or a place to live.



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
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT