



2

Dyffryn Ardudwy | LL44 2EU

Offers In Excess Of £295,000

MONOPOLY
BUY ■ SELL ■ RENT



2

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Located on the outskirts of the popular coastal village of Dyffryn Ardudwy, this beautifully presented contemporary house on Ffordd yr Osaf offers a perfect blend of modern living and coastal charm. With two well-appointed bedrooms, each featuring its own en-suite bathroom, and one with a large dressing room, this property is ideal for those seeking comfort and privacy.

The heart of the home is undoubtedly the high-end kitchen, equipped with top-of-the-line appliances. The beautiful contemporary presentation throughout the house creates an inviting atmosphere, making it a perfect retreat for both primary residence seekers and those looking for a low maintenance second home.

To the rear is a large covered patio perfect for al fresco dining complete with rustic log burner. The front garden features a lovely enclosed garden, ideal for soaking up the sun. The property also benefits from an extremely spacious garage workshop, providing ample storage and workspace for your hobbies.

With sea views from the upstairs rooms, you can enjoy the beauty of the coast from the comfort of your own home. The location is superb, being within walking distance to the beach and conveniently close to transport links and village amenities. Additionally, the property is equipped with central heating and double glazing, ensuring warmth and comfort throughout the year.

This delightful home is offered with no onward chain, making it an attractive opportunity for prospective buyers. Whether you are looking for a serene coastal retreat or a stylish primary residence, this property is sure to impress.

Article 4 Class of C5 and can be purchased as a primary residence or second home.

- Contemporary 2 bedroom house with large garage in popular village location
- Beautifully presented with high end finish and appliances
- Large garage/workshop
- Ensuites to both bedrooms, plus dressing room to principal
- Sea views from top floor rooms
- Gardens to front and large covered patio to the rear.
- Large kitchen/diner, ground floor utility and cloakroom
- NO ONWARD CHAIN
- Article 4 Class C5 permission for second or primary residence
- Centrally heated with double glazing



Entrance Hall

An entrance door under part covered porch opens to the hallway with doors to kitchen, cloakroom and stairs to the first floor en-suite bedrooms.

Lounge/Diner

11'6" x 12'7" (3.51 x 3.84)

Large characterful room with dual French doors opening to rear covered patio and front garden. Feature ceramic wood burning stove on tiled hearth and space for large dining table and chairs.

Kitchen

22'7" x 13'3" (6.9 x 4.06)

With a range of wall and base units and a very attractive polished concrete counter/breakfast bar. There is an expanse of Corian work surface and a range of integrated appliances including NEFF induction hob and extractor over, NEFF oven and microwave and integrated dishwasher. Vinyl flooring, recessed spotlights and window to side. Semi open plan to the lounge/diner and door to utility, door to rear lobby.

Utility Room

5'1" x 13'6" (1.56 x 4.14)

With quarry tiled floor, wall and base units with counter and stainless steel sink. Space and plumbing for washing machine and a tumble drier. Door to kitchen and to rear patio.

Cloakroom

With low level WC and hand basin.

Principal Bedroom

11'9" x 12'10" (3.6 x 3.92)

A spacious double with wood effect laminate flooring, window to the front with sea views, door to dressing room and on to ensuite.

Principal Bedroom Dressing Room

9'10" x 11'9" (3.02 x 3.6)

Large walk in dressing room with two roof light windows, wood effect laminate flooring, plenty of hanging and storage space and some restricted headroom.

En-Suite Principal Bedroom

7'3" x 7'11" (2.22 x 2.42)

Beautifully appointed and tiled with large walk in shower with drench attachment, period style hand basin, WC and heated towel rail. Roof light window and some restricted headroom.

Bedroom 2

10'4" x 15'5" (3.16 x 4.7)

Spacious and light with wood effect laminate flooring, roof light window, door to en-suite and some restricted headroom.

En-Suite Bedroom 2

7'3" x 7'11" (2.22 x 2.42)

With beautifully tiled walls and floor, bath with shower over, low level WC and feature hand basin. Roof light window and some restricted headroom.

Rear Covered Patio

34'10" x 10'2" (10.62 x 3.12)

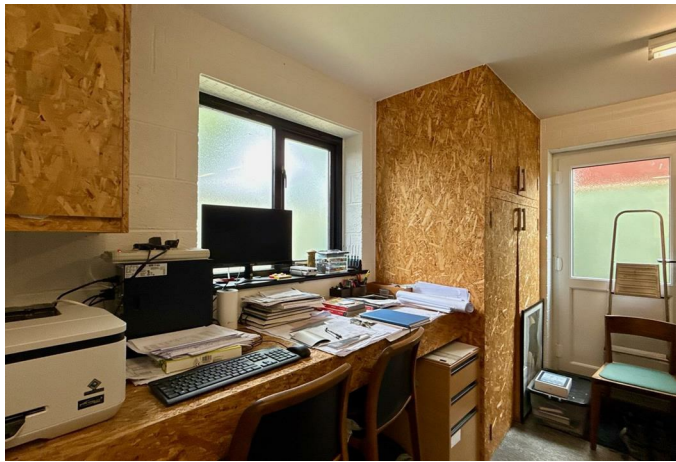
Spanning the width of the house, this large covered patio is perfect for all weathers and has a rustic log burner for winter evenings. French doors from the dining area open into this versatile space with flagged floor, lighting and power.

Garage

13'11" x 18'0" (4.26 x 5.5)

A very large garage/workshop with electric up and over door to the front driveway, power and lighting and space for office to the rear, with window and pedestrian door. There is a door to the utility and into the main house.





Exterior

To the front is a large gravelled driveway with ample parking for several cars, boats etc. There is an enclosed gated and walled garden with patio and lawn. French doors from the lounge open to the patio.

To the rear is the large covered patio.

Additional Information

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

There is a parcel of land adjoining to the side of the property that is available by separate negotiation. The attached workshop which has planning approval for conversion to a residence that is currently being used for storage purposes may also be available by separate negotiation.

Dyffryn Ardudwy and its Surrounds

2 Ffordd yr Osaf 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.

Article 4

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

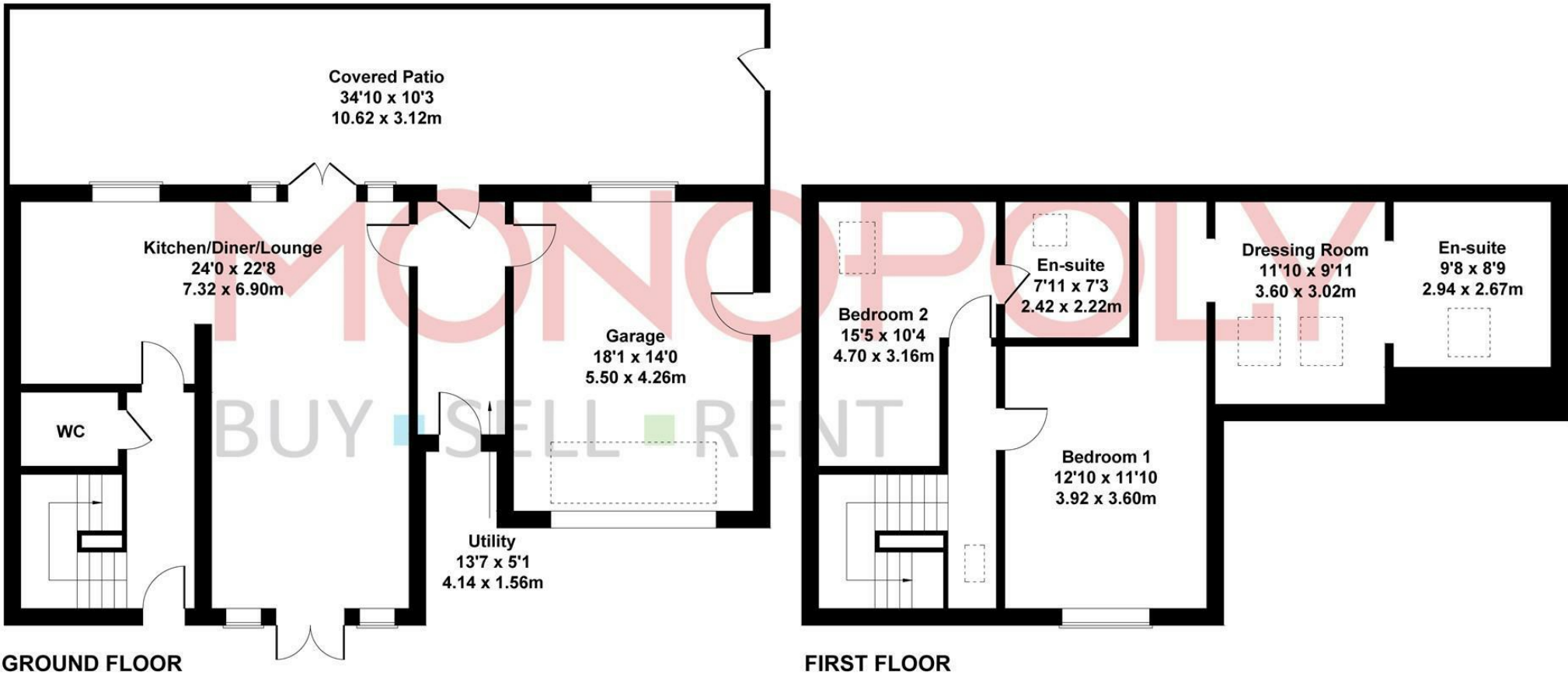






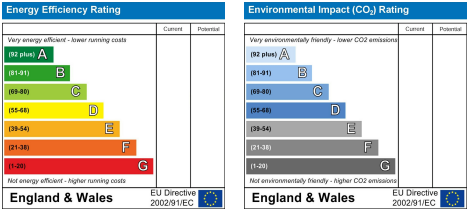
2, Ffordd yr Osaf Dyffryn Ardudwy, LL44 2EU

Approximate Gross Internal Area
1647 sq ft - 153 sq m



not drawn 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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