

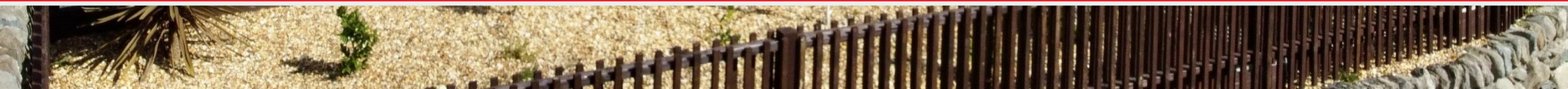


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Dyffryn Ardudwy | LL44 2DQ

£825,000

MONOPOLY
BUY ■ SELL ■ RENT





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Dyffryn Ardudwy || LL44 2DQ

A superior luxury bespoke new build of most impressive proportions commanding a prime location on a generous plot with breath taking expansive sea views over Cardigan bay and the Llyn Peninsula.

This perfectly designed house has been thoughtfully arranged to enhance its setting and maximise these splendid expansive coastal views, it has been flawlessly finished to a most desirable standard.

This substantial property of approximately 4306 sq ft has plenty to offer with versatile and flexible accommodation in the form of a self contained suite on the ground floor perfect for dependant relatives, those with limited mobility, visiting guests or generating a holiday rental perfect holiday rental income.

Then spacious accommodation to the first and second floors consists of 3 reception rooms, large kitchen/diner, 4 - 6 bedrooms (one with en-suite) and a family bathroom, plus additional cloakroom.

With no compromise regarding the facilities on offer there is a very large integral garage/workshop which could also be turned into further accommodation if required.

The majority of the rooms face the coast and have glorious sea views, the low maintenance landscaped gardens have a sunny aspect and are a blank canvas. This property is perfect for entertaining with the kitchen/diner opening onto Indian sandstone paved sun patios leading to a large timber framed garden room complete with its own kitchen and lounge.

We highly recommend booking for a viewing to fully appreciate not only the sheer quality and scale of accommodation on offer but also the desirable location and beautiful views.

- Superior bespoke new build detached house
- Flexible layout with income potential
- Self contained ground floor annexe
- Popular coastal village location
- Expansive sea views
- Large workshop/garage and plentiful driveway parking
- Landscaped gardens with terraced patios
- Beautifully presented
- Garden room with kitchen and lounge
- 10 year LABC guarantee



The Main House & Annexe

The main house is laid out over three floors. On the ground floor the accommodation to the left of the property has been arranged to create a self contained suite, perfect for dependant relatives, those with limited mobility or to generate a potential holiday rental income. This suite consists of a large bed/sitting area, small utility area, dressing room and a large shower room. The suite has its own entrance out to a private patio.

In addition on the ground floor there is a welcoming entrance hall with stairs rising to the first floor accommodation plus a large utility and an extremely large garage/workshop. To the first floor there are two reception rooms and a spacious kitchen diner opening out onto a large sun patio, plus home office and cloakroom.

On the top floor there are four further bedrooms plus a family bathroom. The principal bedroom benefits from an en-suite bathroom and a walk in wardrobe.

In the garden there is a detached garden room with lounge and kitchen areas.

Entrance Hall

The large driveway leads to a welcoming porch with slate floor opening into a light and spacious hallway with doors off to the ground floor rooms and attractive painted wooden staircase rising to the first floor.

Annexe Lounge/Bedroom

14'3" x 21'5" (4.36 x 6.55)

A generous room with plenty of space for seating and relaxing areas plus a large double bed. There are lovely views to the beach and sand dunes from the

patio doors to the front leading to the private patio for the annexe.

Annexe Kitchenette/Utility

4'3" x 7'2" (1.3 x 2.2)

A useful area with work top, wine cooler and cupboards. There is space for kettle, toaster and microwave if required.

Annexe Shower Room

7'1" x 5'11" (2.16 x 1.82)

Attractive room with white suite comprising of low level WC, hand basin and shower.

Annexe Dressing Room

7'10" x 5'2" (2.4 x 1.6)

Walk through dressing room with storage space for clothes, boots and shoes.

Annexe Store Room

10'4" x 5'3" (3.15 x 1.62)

A large useful store room accessed from the annexe lounge.

Annexe Patio

Immediately outside the annex lounge, the patio doors open to a private patio area and on to the driveway beyond where guests can have their own private parking area.

Ground Floor Utility

14'9" x 11'5" (4.5 x 3.5)

A large utility with plumbing and space for washing machine and tumble drier. There are a range of base units with counter over. In addition there is plentiful built in boot, coat and shoe storage.

First Floor Accommodation

A large landing with picture window to the front has doors off to the two reception rooms, the kitchen diner, cloak room and home office/single bedroom.





There is access to the garden at the rear from two of the reception rooms. Stairs rise to the second floor where there are 4 further bedrooms and a family bathroom.

Living Room

17'10" × 12'1" (5.44 × 3.7)

Lovely room with fabulous sea views from the large window to the front. A feature brick fireplace with slate tiles and hearth and wooden mantle is home to a log burner and there is an alcove feature above for the television.

Sitting Room

14'4" × 13'7" (4.39 × 4.16)

A multi purpose room with patio doors leading out to the garden terrace at the rear. This sitting room is also perfect as a games room, hobby room or additional double bedroom.

Kitchen/Diner

17'8" × 30'4" (5.4 × 9.26)

Spacious and contemporary, this stunning kitchen/diner has a generous range of wall and base units with solid wood counter over and is flooded with light from windows to three sides. There is an integrated double oven with 5 ring gas burner and feature extractor, integrated dishwasher and recycling unit, large free standing fridge freezer, and integrated wine rack over. There is a large island with breakfast bar style seating area plus a large dining area to the front with fantastic sea views. Large patio doors open onto the paved terrace making this an ideal space for entertaining and alfresco dining.

Home Office/Bedroom

12'11" × 9'8" (3.95 × 2.96)

An extremely large home office with space for three desks and patio doors leading out to the terrace garden. This would equally lend its self to being a delightful single bedroom.

First Floor Cloakroom

5'6" × 4'3" (1.7 × 1.3)

With low level WC and hand basin

Second Floor Landing

Spacious landing with vaulted ceiling and large skylight windows. Doors off to the four bedrooms and family bathroom.

Principal Bedroom

14'0" × 13'0" (4.28 × 3.97)

Spacious and light with high ceilings and incredible sea views from the large feature window to the front. Doors off to en-suite and walk in wardrobe.

En-suite to Principal Bedroom

7'8" × 6'9" (2.36 × 2.07)

Beautifully presented with white suite comprising of low level WC, hand basin and bath with shower over with drench feature.

Dressing Room to Principal Bedroom

6'9" × 7'7" (2.06 × 2.33)

Walk in wardrobe with his and hers built in hanging and storage space.

Bedroom 2

17'8" × 9'0" (5.39 × 2.76)

A large double with window to the rear and with under eaves storage space.



Bedroom 3

11'7" x 16'2" (3.54 x 4.95)

A further generous double with built in wardrobe and under eaves storage plus window to the rear.

Bedroom 4

17'10" x 13'3" (5.46 x 4.04)

Large double with fantastic sea views from the window to the front and built in wardrobe and under eaves storage.

Family Bathroom

8'9" x 12'3" (2.67 x 3.74)

Contemporary bathroom with white suite comprising of low level WC, bath with shower over. Separate shower with mains double head shower, his and hers hand basins and wall mounted vanity unit. Obscure window to the rear.

Integral Garage

18'0" x 30'5" (5.5 x 9.28)

The large garage has an electric up and over door from the driveway. It has a window to the side and pedestrian door to the garden. To the rear there is a door to a further storage room.

Garage Store Room

14'9" x 15'5" (4.5 x 4.7)

To the rear of the property there is this useful storage area currently used as a log shed but would make a perfect workshop.

Garden Room

24'3" x 11'5" (7.4 x 3.5)

At the top of the garden accessed via wide paved steps and with stunning views, the large wooden garden room consists of a lounge area with serving hatch into the separate kitchen area. This is the ideal setting for BBQ's, cocktails and parties regardless of the weather and is perfect for hot summer nights looking over to the perfect sunsets on the horizon.





Exterior

To the front of the property a gated entrance leads to a very large driveway with ample room for several vehicles, boats etc. Paved steps lead to the landscaped gardens, terraces and patios. The kitchen/diner opens onto a large patio to the front and side and there is access directly from the first floor to the low maintenance garden to the rear. A glass and chrome balcony runs along the patios. Currently designed to be low maintenance there is ample space in the grounds to keep the most avid gardener happy and there is plumbing and electric connections ready for a hot tub in the garden.



Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed and heating is via propane gas and combo boiler supplemented by the wood burning stove in the lounge. There is plumbing and electric connections ready for a hot tub. The property has a 10 year LABC guarantee.

Dyffryn Ardudwy and Its Surrounds

I Tan Y Foel 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.

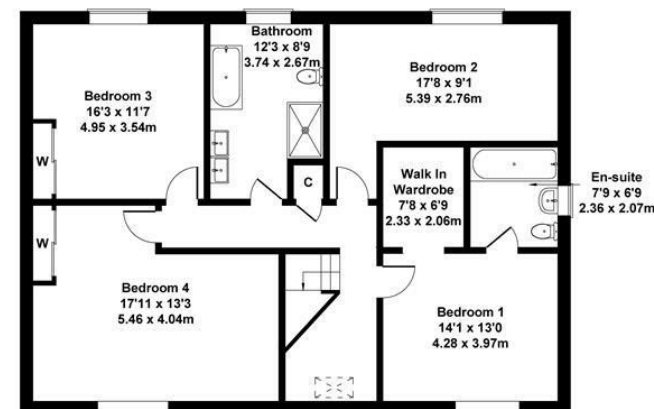
The bustling town of Harlech is just 4 miles away, dominated by its majestic 13th century castle which is a

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.

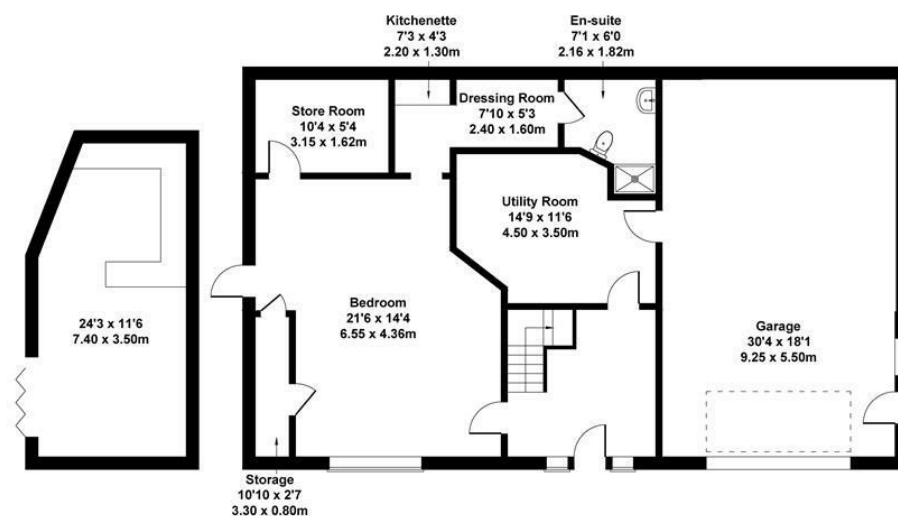


1 Tan Y Foel

Approximate Gross Internal Area
4306 sq ft - 400 sq m

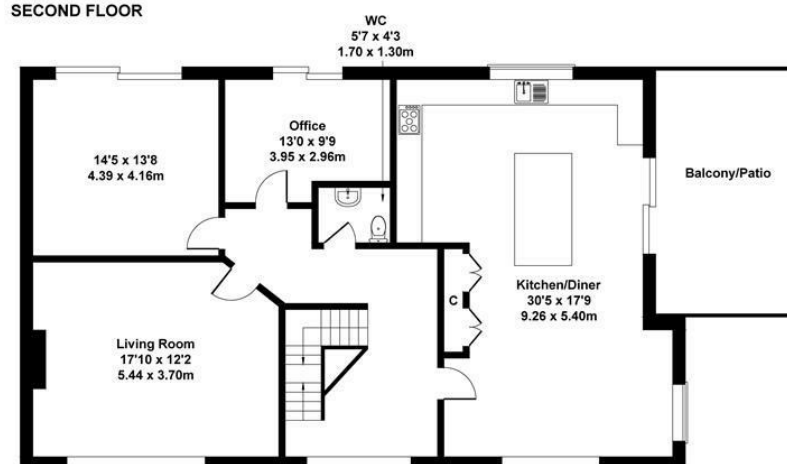


SECOND FLOOR



OUTBUILDING

GROUND FLOOR



FIRST FLOOR

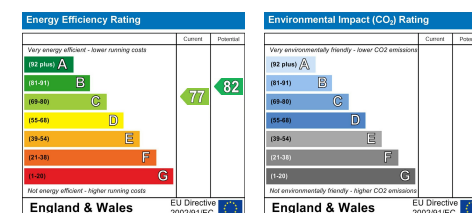
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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