



2 Bryn Ffynnon

Dyffryn Ardudwy | Merionethshire | LL44 2DR

£293,950

MONOPOLY
BUY ■ SELL ■ RENT





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An immaculate traditional stone cottage with expansive sea views, offering a delightful blend of traditional character and modern convenience. With three spacious bedrooms and two inviting reception rooms, this home is ideal for those seeking the perfect coastal home.

The light and airy atmosphere is enhanced by beautiful beamed ceilings and original features, including stone fireplaces that add a touch of traditional charm. The contemporary kitchen is well-equipped and the first-floor bathroom is generously sized.

The property boasts expansive views of the stunning coastline and surrounding countryside, allowing you to enjoy the beauty of nature from the comfort of your home. The sunny garden is a true highlight, featuring a lovely terrace and a well-maintained lawn, perfect for outdoor gatherings or simply soaking up the sun. Additionally, an enclosed courtyard offers further outdoor space and a new stable door to the kitchen allows a feeling of connection with the environment.

The property has been extremely well maintained and improved by the current owners who have recently installed new external doors and double glazed windows throughout, dug out and insulated the lounge floor, laid new flooring and carpets, extended the sun terrace and erected a 10' x 8' shed at the bottom of the garden.

In a quiet location, it is situated less than a minute from a small car park, so there is plenty of off road parking space. Bryn Ffynnon enjoys an elevated position above the popular village of Dyffryn Ardudwy and is within easy reach of local amenities and sandy beaches with scenic walks right from your doorstep.

This characterful semi-detached cottage is not only beautifully presented but also offers a wonderful lifestyle in a picturesque setting. If you are looking for a permanent residence this property is sure to impress.

- CHARACTERFUL COTTAGE - 3 bedroom semi detached stone cottage
- SEA AND SUNSET VIEWS - expansive sea and rural views
- CONTEMPORARY LIVING - contemporary kitchen and bathroom, new external doors and windows, recently laid flooring and carpets
- SPACIOUS ACCOMMODATION - 2 reception rooms with feature stone fireplaces
- COSY AND WARM - Oil central heating and double glazing
- DELIGHTFUL GARDEN - sunny with patio and lawns plus rear courtyard and large new shed
- QUIET LOCATION - yet close to village amenities
- TRADITIONAL FEATURES - stone fireplaces, beamed ceiling
- OFF ROAD PARKING - car park under a minute from property
- BEAUTIFULLY PRESENTED



Entrance hall

A newly installed door from the covered porch way opens to the light and bright entrance hall wood effect laminate flooring, doors off to the lounge and dining room and stairs rising to the first floor.

Living Room

12'5" x 14'9" (3.8 x 4.5)

Light and spacious with feature traditional stone fire place and slate hearth (currently not in use but could be brought back into operation). A lovely large bay window to the front provides expansive sea views across Cardigan Bay and there is a natural seating area in front of the bay perfect for enjoying these views and watching the spectacular sunsets this coastline is famous for.

Dining Room

11'5" x 11'1" (3.5 x 3.4)

The second reception room is full of character with traditional stone fireplace with open grate, and wood effect laminate flooring, currently used as a dining room with a door to the kitchen and window to the rear with window seat. There are original built in cupboards to the side of the fireplace in addition to a large built in period bookcase and storage unit.

Kitchen

6'10" x 13'9" (2.1 x 4.2)

Well equipped contemporary kitchen with beamed ceiling with a very generous range of wall and base units. There is an integrated NEFF oven and hob with extractor over, integrated NEFF larder style fridge freezer, integrated NEFF dishwasher and an integrated Indesit washer.drier. With newly installed UPVC stable door to the rear courtyard. Light wood effect vinyl flooring and window overlooking this and a useful under stairs storage cupboard.

Principal Bedroom

10'5" x 10'5" (3.2 x 3.2)

A generous double with stunning expansive sea, garden and rural views from the large window to the front.

Bedroom 2

10'5" x 10'2" (3.2 x 3.1)

A further double with window to the rear.

Bedroom 3

5'6" x 6'10" (1.7 x 2.1)

A cosy single with lovely sea views from the window to the front.

Bathroom

6'10" x 10'2" (2.1 x 3.1)

Spacious and light with white suite comprising of low level WC, hand basin and bath with shower over. There are part tiled walls, wood effect laminate effect flooring and an obscure window to the side. A door leads to a large walk in store room to the rear.

Store Room

6'10" x 4'7" (2.1 x 1.4)

A door from the bathroom opens into this large walk in room with roof light window and large cupboards.

Exterior

To the front of the property there is a large paved sun terrace leading to a lawned garden lined with bushes and shrubs and a new large storage shed. The garden faces the coast and has a very sunny aspect. The property can also be accessed to the rear via a courtyard bound by stone walling. This contains the central heating boiler and oil tank.

Additional Information

The property is Freehold and is Council Tax Band C. It is double glazed with oil fired central heating.

Dyffryn Ardudwy and its Surrounds





Bryn Ffynnon is located in an elevated position 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.

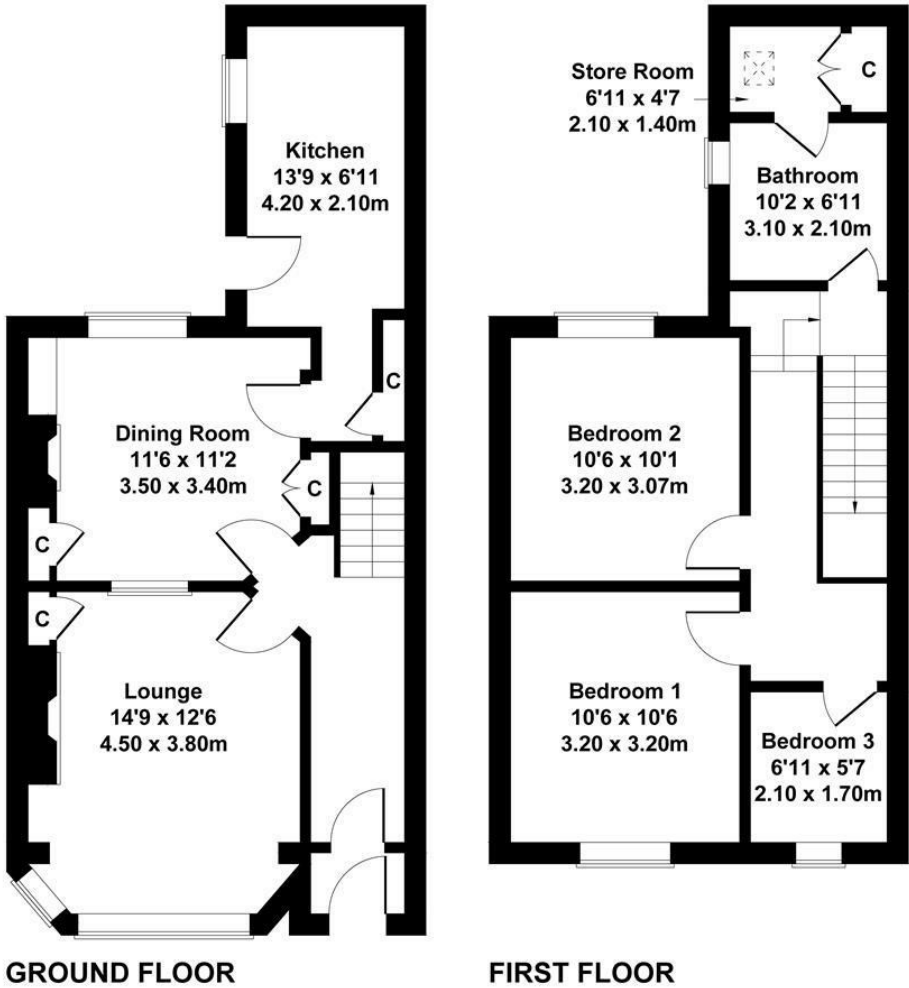






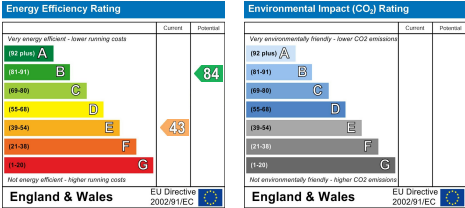
Bryn Ffynnon

Approximate Gross Internal Area
1055 sq ft - 98 sq m



Not to scale for illustrative purposes only

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