



Nant Eos

Dyffryn Ardudwy | LL44 2HX

£199,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

Nant Eos

Dyffryn Ardudwy | LL44 2HX

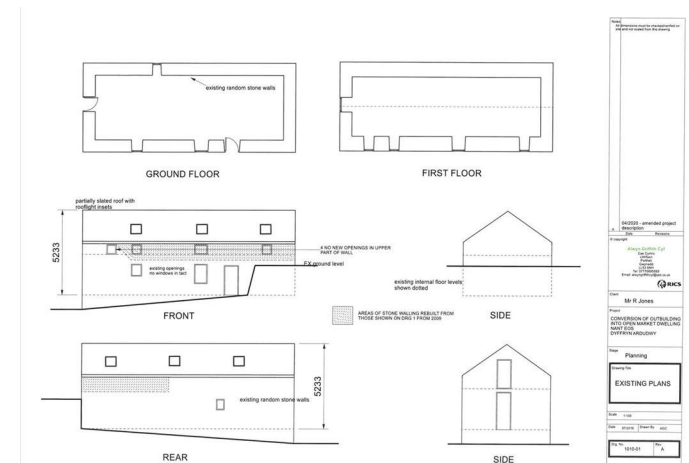
Set in the heart of the Snowdonia National Park, this property presents a rare and exciting opportunity for a barn conversion. Set within 3.25 acres of land, it boasts sea views complemented by a backdrop of mountains.

The location is extremely appealing, secluded and rural yet conveniently close to the charming villages of Llanbedr and Dyffryn Ardudwy, where you can enjoy local amenities and the warm community spirit. This area is renowned for its natural beauty, offering a plethora of outdoor activities such as hiking, cycling, and exploring the picturesque coastline.

This property is a blank canvas, allowing you to design and create your dream home in a truly spectacular setting. The combination of serene landscapes and proximity to vibrant village life makes this an exceptional opportunity for anyone looking to invest in a unique property in one of the most stunning regions in Wales.

Do not miss the chance to transform this barn into a remarkable home, where you can relish the beauty of Snowdonia every day. Embrace the lifestyle that comes with living in such a magnificent location, and make this dream a reality.

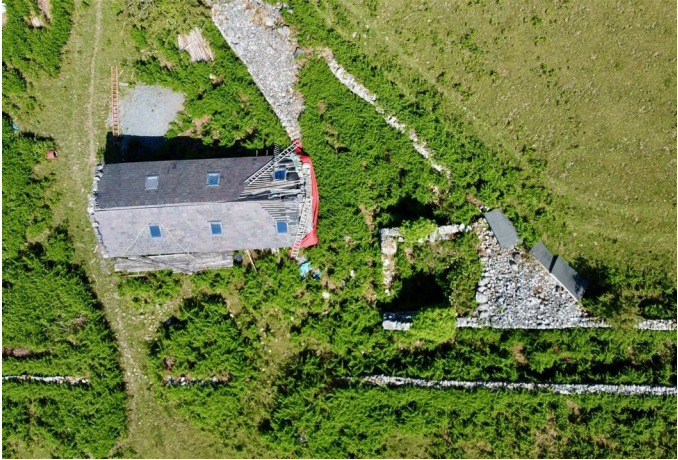
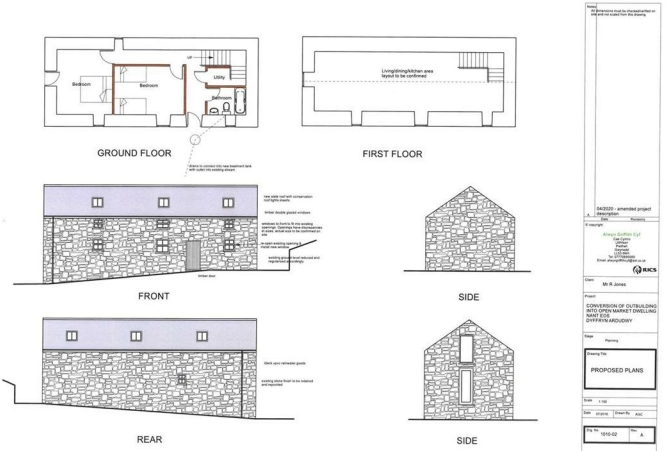
- Barn with full planning permission for residential conversion
- 3.25 acres plus additional outbuilding
- Sea views and mountain backdrop
- Secluded but easy access to coastal villages of Llanbedr and Dyffryn Ardudwy
- Snowdonia National Park Planning Reference NP5/58/363K
- Services close by



Location

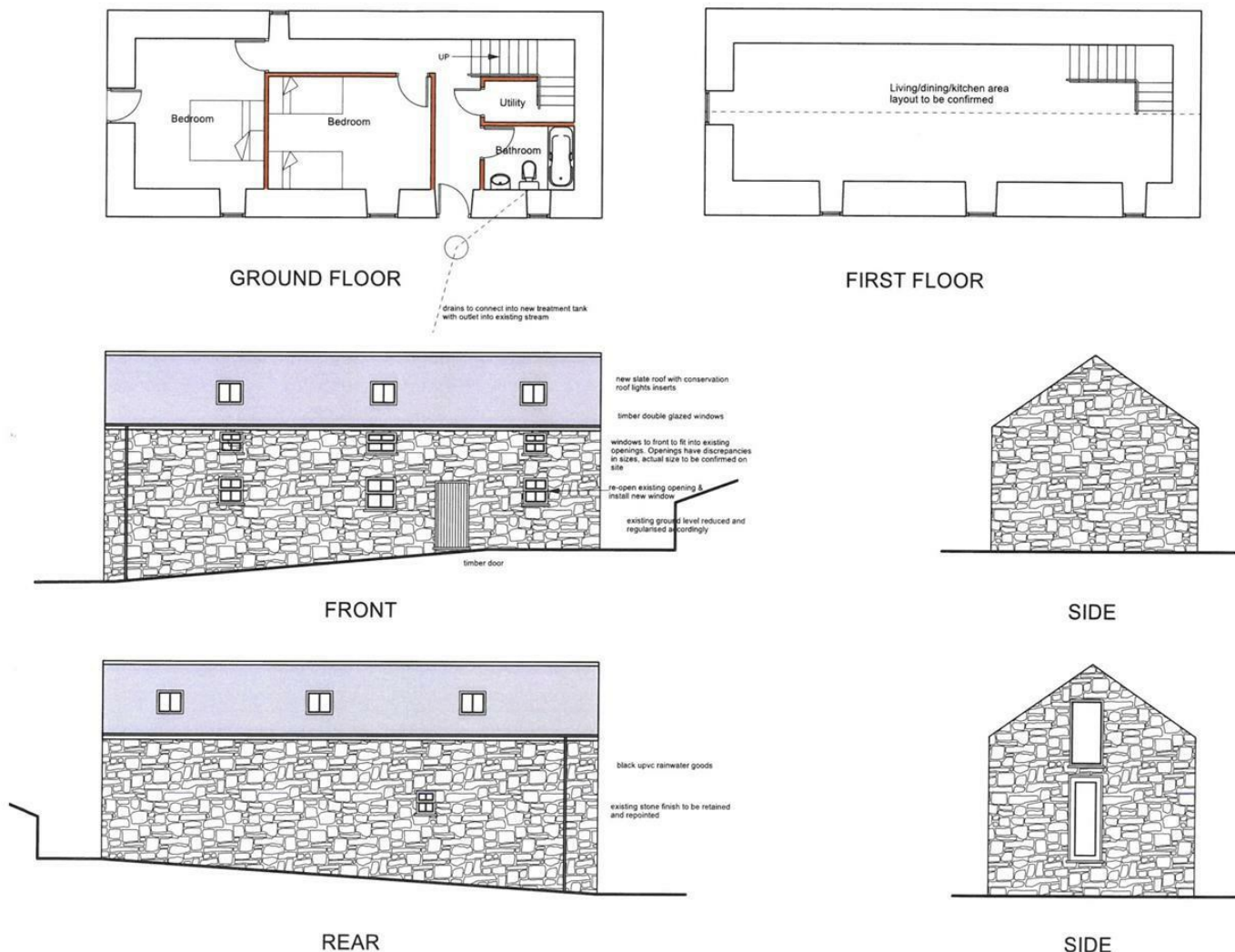
The What3Words location is `///code.goes.envoy`.

From our offices in Llanbedr head towards Barmouth on the A496. Straight after the 20 MPH sign as you enter Dyffryn Ardudwy take the left hand turn & proceed down the single track lane. Carry on down the lane past the Tyn Y Pant campsite. Where the road turns sharply to the right Nant Eos can be seen on the left hand side.









Notes:
All dimensions must be checked/verified on site and not scaled from this drawing.

04/2020 - amended project description

Date: 04/2020
Revisions: 1

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RICS

Client: Mr R Jones

Project: CONVERSION OF OUTBUILDING INTO OPEN MARKET DWELLING NANT EOS DYFFRYN ARDUDWY

Stage: Planning

Drawing Title: PROPOSED PLANS

Scale: 1:100

Date: 07/2016
Drawn By: AGC

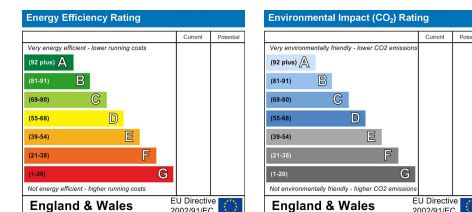
Dwg. No: 1010-02
Rev: A

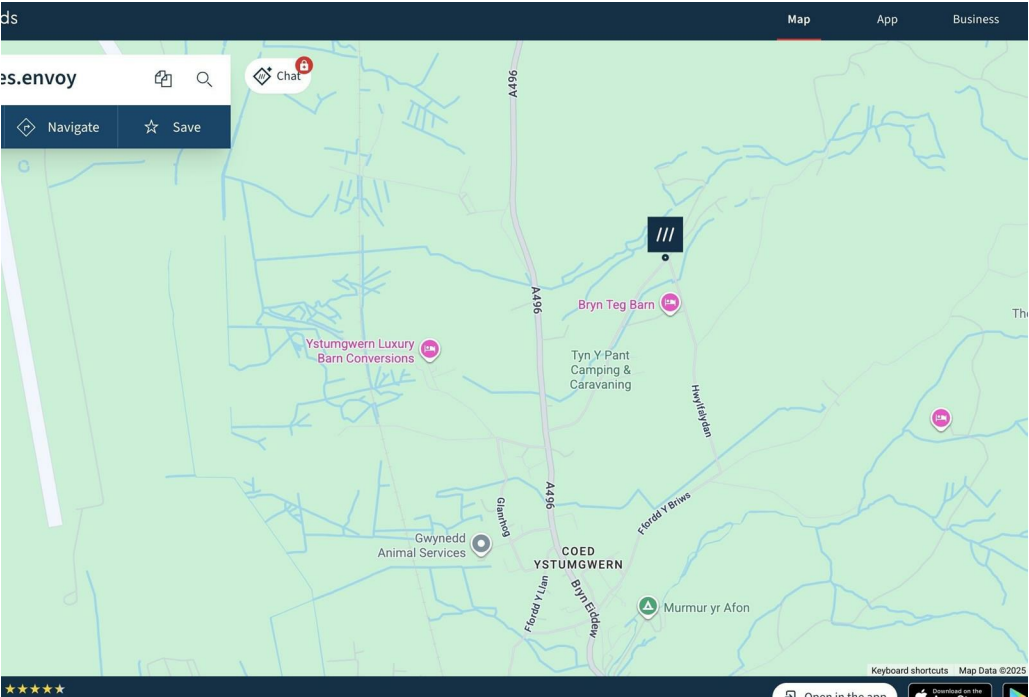
MONEY LAUNDERING REGULATIONS 2003

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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