

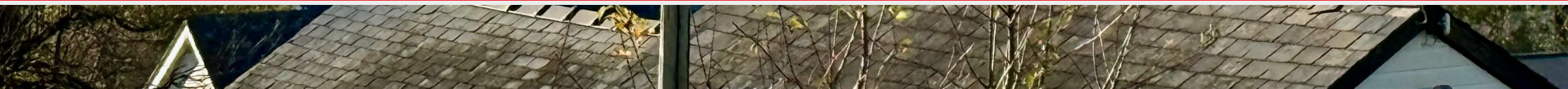


6

Dyffryn Ardudwy | LL44 2BG

£185,000

MONOPOLY
BUY ■ SELL ■ RENT





6

Dyffryn Ardudwy || LL44 2BG

This attractive two-bedroom semi-detached bungalow offers a wonderful opportunity for those seeking a tranquil retreat with expansive sea views in a popular coastal village. Positioned in a quiet location on this established development the property boasts a sunny rear garden, parking and garage plus large attic room with window.

The spacious lounge/diner has a lovely aspect overlooking the garden with beautiful sea views and French door for easy access. It benefits from exposed pine floorboards and a feature fireplace with electric fire, the chimney is still in place and previously housing a log burner which new owners could reinstall if necessary.

Both double bedrooms have built in wardrobes and bedroom 1 also has sea views and exposed floorboards.

The property benefits from a useful loft space, complete with a window, which presents potential for conversion, subject to planning permission. This additional space could be transformed into a study, playroom, or even an extra bedroom, catering to your individual needs. Part of the space has been plastered, carpeted with power, lighting and a window, the other part is currently a useful store room.

The house is double glazed, ensuring warmth and comfort throughout the year. A garage with a new roof adds practicality, providing ample storage or the possibility of a workshop. While the property requires some (mainly) cosmetic upgrades, it is a blank canvas ready for your personal touch and the price reflects the upgrading required.

With no onward chain, this home is easily accessible and conveniently located close to local amenities, making it an ideal choice for first-time buyers, small families, those looking to downsize or investors. Embrace the opportunity to create your dream home in this picturesque setting.

- 2 bedroom bungalow with expansive sea views
- Spacious lounge/diner French door to garden and sea views
- Parking and garage
- 2 double bedrooms with built in wardrobes, one with sea views
- Feature fireplace with electric fire (previously log burner installed)
- Useful entrance porch/utility area
- Large loft with window, partial plating, carpet, power, lighting and heating.
- Sunny enclosed garden
- Quiet location in walking distance of village amenities
- NO ONWARD CHAIN - some upgrading required



Entrance Porch/Utility

10'2" x 4'3" (3.1 x 1.3)

From the driveway, this useful entrance porch also has plumbing and space for a washing machine and other utility items.

Entrance Hallway

With doors off the to main accommodation, storage cupboard and access to the attic.

Lounge/Diner

18'1" x 11'10" (5.52 x 3.62)

This spacious light and airy room benefits from expansive sea views and a French door opening to steps leading to the garden. There are exposed wooden floorboards and a feature fireplace with electric fire. Previously housing a log burner and new owners could install if required.

A door leads to the kitchen.

Kitchen

8'6" x 8'0" (2.6 x 2.46)

With a range of wall and base units and window to the front. Built in oven and hob, dishwasher and space for fridge.

Bedroom 1

10'5" x 9'8" (3.19 x 2.95)

A good sized double with sea views, built in wardrobe and exposed floorboards.

Bedroom 2

11'9" x 10'5" (3.59 x 3.2)

A further double with built in wardrobes and window to the front.

Bathroom

6'4" x 5'10" (1.95 x 1.8)

With white suite comprising of bath with shower over, hand basin and low level WC. Part tiled walls, heated towel rail and obscure window.

Garage

17'5" x 8'6" (5.33 x 2.61)

The garage has been recently reroofed and has a new up and over door to front and window to the rear.

Attic

18'4" x 10'2" (5.59 x 3.12)

A useful space part of which has been plastered, has carpet, a window, electricity and lighting plus heating. There is a further storage area.

Accessed via a loft ladder with potential for conversion subject to planning.

Exterior

To the front is a small lawn and rockery garden and steepish driveway to the garage. The garden continues around the side and opens to a sunny rear garden, low maintenance laid to lawn with expansive sea views and steps leading up to the French door to the lounge/diner.

Additional Information

The property is connected to mains electricity, water and drainage. It is predominately double glazed with electric heating.

Dyffryn Ardudwy and its Surrounds

6 Bro Enddwyn is located in a popular development 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.

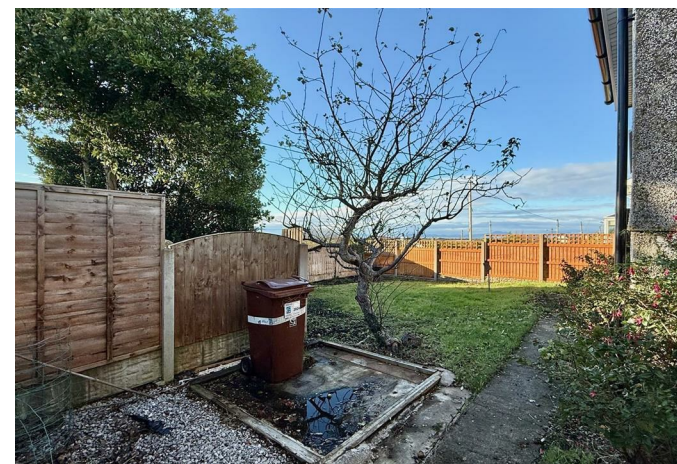
Article 4

The property is classed as C3 Primary residence.

The purpose of the Article 4 Direction is to revoke the right to change of use without planning consent, for the following use:

Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;
Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;
Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.

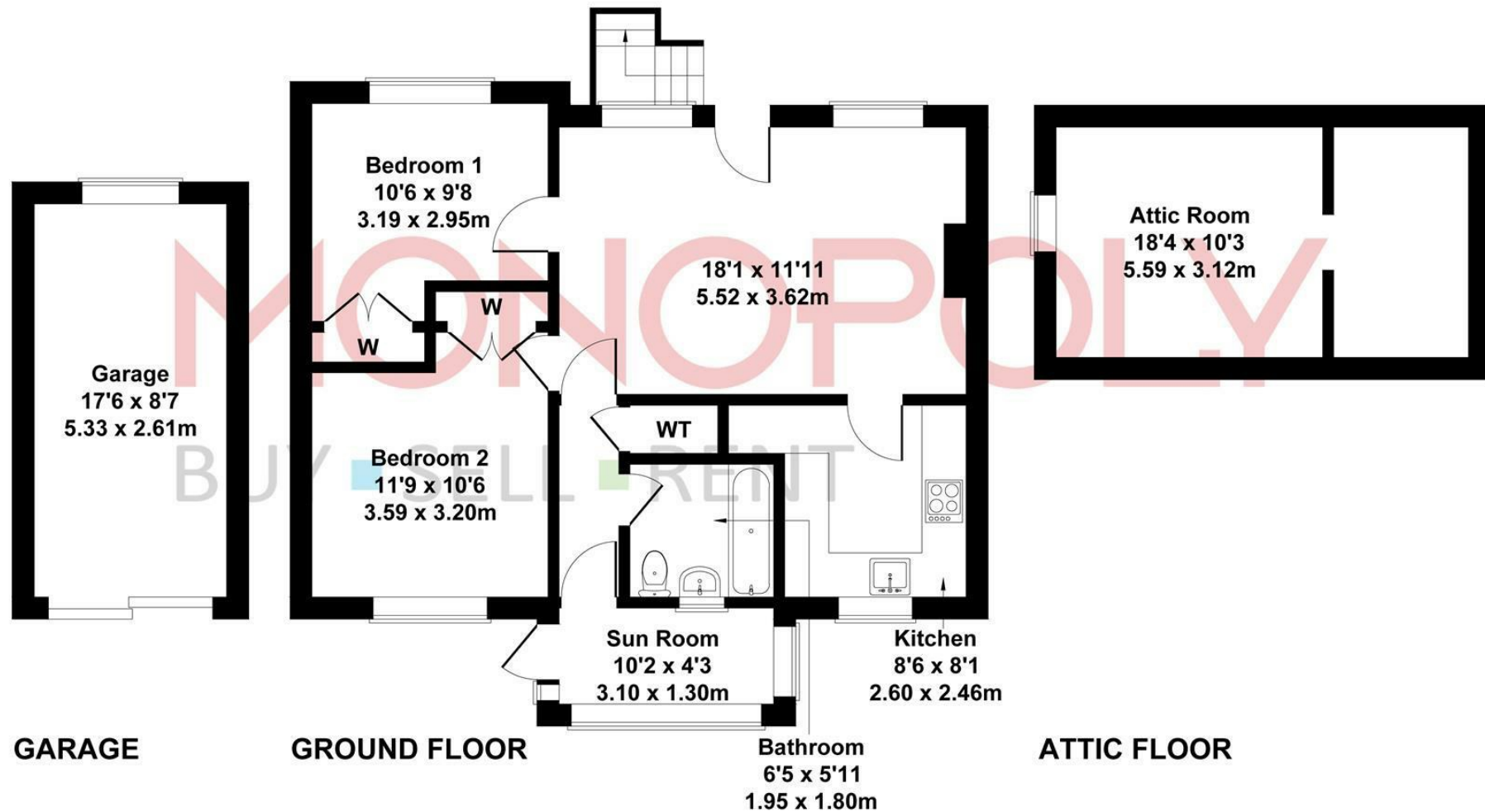






6 Bro Enddwyn

Approximate Gross Internal Area
1001 sq ft - 93 sq m



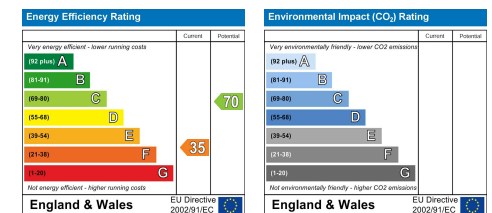
Not to scale for illustrative purpose only

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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