



Arosfa

Dyffryn Ardudwy | LL44 2DN

£275,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





Arosfa

Dyffryn Ardudwy || LL44 2DN

With fabulous sea views, traditional features and a contemporary twist, Arosfa offers a perfect blend of modern living and character. Set in a slightly elevated position in the charming coastal village of Dyffryn Ardudwy, the property boasts spectacular panoramic sea views.

Much improved by the current owners, a glazed extension to the front leading to raised patio with glass balustrade has been designed to maximise the wonderful views and location. There is an open-plan lounge/diner/kitchen with wood-burning stove creating a warm and inviting atmosphere, perfect for cosy evenings. The space is designed for modern living while retaining character with painted beamed ceiling and some exposed stone walling.

The property features a first floor refitted shower room, and the two double bedrooms also enjoy the sea views through the Norman arch windows.

The low-maintenance garden has a sunny aspect and is ideal for those who wish to enjoy outdoor space without the burden of extensive upkeep and the raised patio with glass balustrades faces the coast, providing an excellent spot to relax and take in the stunning views.

This home is beautifully presented and includes the added benefit of a cellar, offering additional storage or potential for further development. With double glazing and propane central heating, the property ensures warmth and energy efficiency throughout the year.

On road parking is available outside the property and a village carpark is very close by.

Importantly, there is no onward chain, making this coastal retreat an ideal choice for families or those seeking a serene getaway by the sea. Whether you are looking for a permanent residence or a holiday home, this property is a rare find in a picturesque and peaceful location.

- 2 Bedroom property with fantastic expansive coastal views
- Open plan living space with a wealth of glazing facing the coast
- Raised patio with glass balustrade and low maintenance garden with sunny aspect
- Beautifully presented contemporary interior blended with traditional features
- Wood burning stove, painted beam ceiling, exposed walling
- 2 double bedrooms with Norman arch feature windows
- Refitted first floor shower room with large walk in shower
- Useful large cellar
- Fully double glazed with central heating
- NO ONWARD CHAIN



Lounge/Kitchen/Diner

20'5" × 18'4" (6.24 × 5.59)

An absolutely wonderful space with large glazed extension facing the coast, and French doors opening to the raised patio beyond.

This open plan lounge/kitchen/diner has engineered oak flooring throughout, painted beamed ceiling and a cosy log burning stove. The kitchen is well equipped with exposed stone wall detailing and there is an ideal dining area in front of the windows looking out to sea. French doors open to the patio.

Kitchen Area

Well equipped with a range of wall and base units and under cupboard lighting and tiled splash backs. With built in oven induction hob and extractor over, integrated dishwasher, integrated fridge and washing machine

Principal Bedroom

10'5" × 10'0" (3.19 × 3.06)

A generous double with large built in wardrobe/store cupboard, recessed spotlights over the bed and spectacular sea views through the feature Norman Arch window.

Bedroom 2

8'11" × 6'6" (2.73 × 1.99)

A further double with spectacular sea views through the feature Norman Arch window.

Shower Room

7'2" × 5'10" (2.2 × 1.79)

Recently refitted with large walk in double shower with rainforest attachment. Hand basin in vanity unit with LED mirror above, low level WC and heated towel rail. There is plenty of natural light from the roof light window, plus recessed spotlights and vinyl flooring.

Patio and Garden

A standout feature is the raised patio facing the coast with glass balustrade and spectacular panoramic views over Cardigan Bay and the Llyn Peninsular. Equally attractive are views of the stone built village cottages with slate roofs. Steps lead down to a totally enclosed good sized garden, laid with artificial turf for low maintenance and with a storage shed.

Cellar

The property also benefits from a useful large cellar with lighting and power.

Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with propane gas central heating.

There is on road parking available outside the property and a village carpark is a minute's walk away.

Dyffryn Ardudwy and its Surrounds

Arosfa 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.







Arosfa, Dyffryn Ardudwy

Approximate Gross Internal Area
646 sq ft - 60 sq m

Shower Room
7'3 x 5'10
2.20 x 1.79m



GROUND FLOOR

FIRST FLOOR

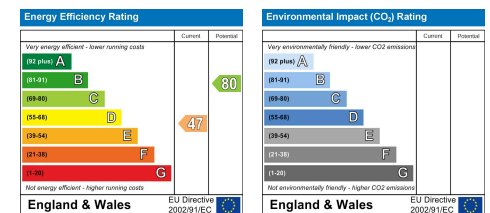
Not drawn to scale for illustrative purposes only

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.



1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT