



**Tom Parry**

Frondeg , Dyffryn Ardudwy, LL44 2DA

Offers in the region of £264,500

## Frondeg , Dyffryn Ardudwy, LL44 2DA

Tom Parry are delighted and proud to present a most charming stone double fronted cottage located in the picturesque village of Dyffryn Ardudwy. The property has recently undergone a complete transformation - and is now a graceful fusion of rural charm with contemporary quality styling.

The cottage has been stripped back to the bare walls and improvements include, but are not limited to a new central heating system, full insulation, re wiring, new kitchen and bathroom, new windows and doors, flooring and most strikingly an improved room layout. Any previous concerns of the old property have been eradicated and in place now is a polished, and sleek, warm comfortable home.

The property offers a classy and spacious, light filled kitchen/diner, generous lounge with log burning stove, 2 bedrooms and an impressive bathroom with separate bath and shower cubicle.

Externally the transformation continues with a landscaped garden with power and water supplied and off road private parking for 2 vehicles.

Frondeg has been thoughtfully renovated by the current owners and is now a property to be extremely proud of. New owners can be confident in the knowledge that all work has been completed to the highest of standards and all they have to do is move in, unpack and start enjoying their new stress free lives.

Accommodation comprises: ( all measurements are approximate )

### GROUND FLOOR

#### KITCHEN

3.58 x 3.82 (11'8" x 12'6")

Vinyl flooring, partially tiled walls, radiator, modern pale grey floorstanding and wall-fixed units with oak worktops, feature lighting recessed within kickerboards, waste and recycling drawer, stainless steel sink and drainer, with contemporary mixer tap, white "Bosch" integrated electric hob, oven and extractor hood,, integrated "Cagle" microwave, space for tall freestanding fridge/freezer, cupboard housing combination boiler, plumbing and space for washing machine, uPVC windows to front and side aspects, uPVC door to rear.

#### LOUNGE

4.14 x 6.13 (13'6" x 20'1")

Vinyl flooring, feature stone fireplace and large log burning stove (meeting HETAS standards), radiator, 2 x uPVC windows to front aspect, uPVC door to front, stairs to first floor

#### FIRST FLOOR

#### LANDING

Carpeted, doors leading to

#### BEDROOM 1

2.60 x 4.15 (8'6" x 13'7")

Carpeted, uPVC window to front aspect, radiator

#### BEDROOM 2

2.44 x 3.18 (8'0" x 10'5")

Carpeted, uPVC window to front aspect, radiator

#### BATHROOM

3.64 x 2.84 (11'11" x 9'3")

Vinyl flooring, partially tiled walls, modern white suite comprising bath, W/C and sink with cupboard, large walk-in shower unit, storage cupboard, heated towel rail, 2 x uPVC windows with modesty glass to side and rear aspects, radiator.

#### EXTERNAL

Garden (separate from property), parking for two vehicles, lawned area, electric and water supplies.

#### SERVICES

Water and waste water; electricity

#### MATERIAL INFORMATION

Freehold property of stone construction.

Currently classed as second home for Article 4 purposes and to this end can be used as a primary residence, second home or holiday let, meeting all electrical and fire regulations. The property has been completely re-wired and is fitted with emergency lighting and hard-wired alarms.

Gwynedd Council tax band C

The property has been fully insulated to the highest standards, with "Superquilt" insulation in the loft space and ceilings.

#### LOCATION

Dyffryn Ardudwy is a coastal village located on the western fringe of the Snowdonia National Park. The area is well known for its sandy beaches and beautiful sunsets and is popular with visitors seeking relaxation, beautiful walks and stunning vistas. It has good local amenities including a post office, school, village hall, shops, cafes, petrol station and art gallery. It has regular bus services and a railway station with links to the local towns of Barmouth and Porthmadog, and extending to the Midlands and beyond.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Energy rating		D	Certificate number 9995-9390-8209-7855-1204
Valid until: 16 November 2035			
Property type		End-terrace house	
Total floor area		65 square metres	

Energy performance certificate (EPC)

