

Tom Parry

Branas High Street, Dyffryn Ardudwy, LL44 2DH

£210,000

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Croeso i Branas.

This delightful four-bedroom family home presents a wonderful opportunity for those seeking a property with character and potential. While the house retains its traditional features, it is in need of some updating, allowing you to put your personal touch on it and truly make it your own.

The spacious layout offers ample room for family living. In summary there is a lounge, dining room and kitchen/utility on the ground floor, 3 bedrooms to the first along with the family bathroom and a further 4th bedroom to the second floor along with an additional flexible living space - useful as a home office or second lounge.

Externally the property has an enclosed rear garden, ideal for those with young families and a low maintenance garden to the front.

The property is ideally situated in the heart of the village, ensuring that local amenities and the vibrant community are just a stone's throw away.

This home is perfect for families looking to settle in a picturesque location, where the beauty of the surrounding countryside can be enjoyed. With a little imagination and effort, this property can be transformed into a modern haven while still preserving its original charm.

If you are searching for a home that offers both space and the potential for enhancement, this four-bedroom house is certainly worth viewing. Embrace the opportunity to create a wonderful family environment in this lovely village setting.

GROUND FLOOR

ENTRANCE HALLWAY
4.90 x 1.71 (16'0" x 5'7")
Stairs leading to first floor, doors leading to

LOUNGE
3.90 x 3.58 (12'9" x 11'8")
Window to front, feature fireplace with tiled surround, electric heater

DINING ROOM
3.84 x 3.66 (12'7" x 12'0")
Window to rear overlooking garden, feature fireplace with tiled surround, electric heater

KITCHEN
2.72 x 1.76 (8'11" x 5'9")
Fitted with wall and base units, sink and drainer unit, window to rear, leading though to

UTILITY ROOM
1.92 x 2.27 (6'3" x 7'5")
Space and plumbing for washing machine, fridge/freezer, electric cooker, tiled flooring, door leading to outside

FIRST FLOOR

LANDING
3.23 x 2.07 (10'7" x 6'9")
Stairs leading to second floor, doors leading to

BEDROOM 1
3.45 x 3.42 (11'3" x 11'2")
Window to rear, fitted carpet, electric heater

BEDROOM 2
3.95 x 3.71 (12'11" x 12'2")
Window to front with beautiful sea views, feature fireplace, electric heater

BEDROOM 3
1.96 x 2.89 (6'5" x 9'5")
Window to front aspect with far reaching sea views, fitted carpet

BATHROOM
1.86 x 1.90 (6'1" x 6'2")
Fitted suite comprising panelled bath with electric shower above, wash hand basin, low level w.c., obscured window to rear, cupboard housing hot water cylinder

SECOND FLOOR

SITTING ROOM
5.13 x 2.77 (16'9" x 9'1")
Two skylight windows, under eaves storage, flexible and versatile living space, door leading to

BEDROOM 4
2.63 x 5.08 (8'7" x 16'7")
Two skylight windows

EXTERNAL
Steps up from pathway to front garden laid mainly to lawn with seasonal planting.
To the rear of the property is an enclosed garden with shed.

SERVICES
Mains water, drainage and electricity

MATERIAL INFORMATION
Freehold property of standard construction.
Primary residence for Article 4 purposes.
Gwynedd Council tax band C

LOCATION
The property is located in the heart of Dyffryn Ardudwy - 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.



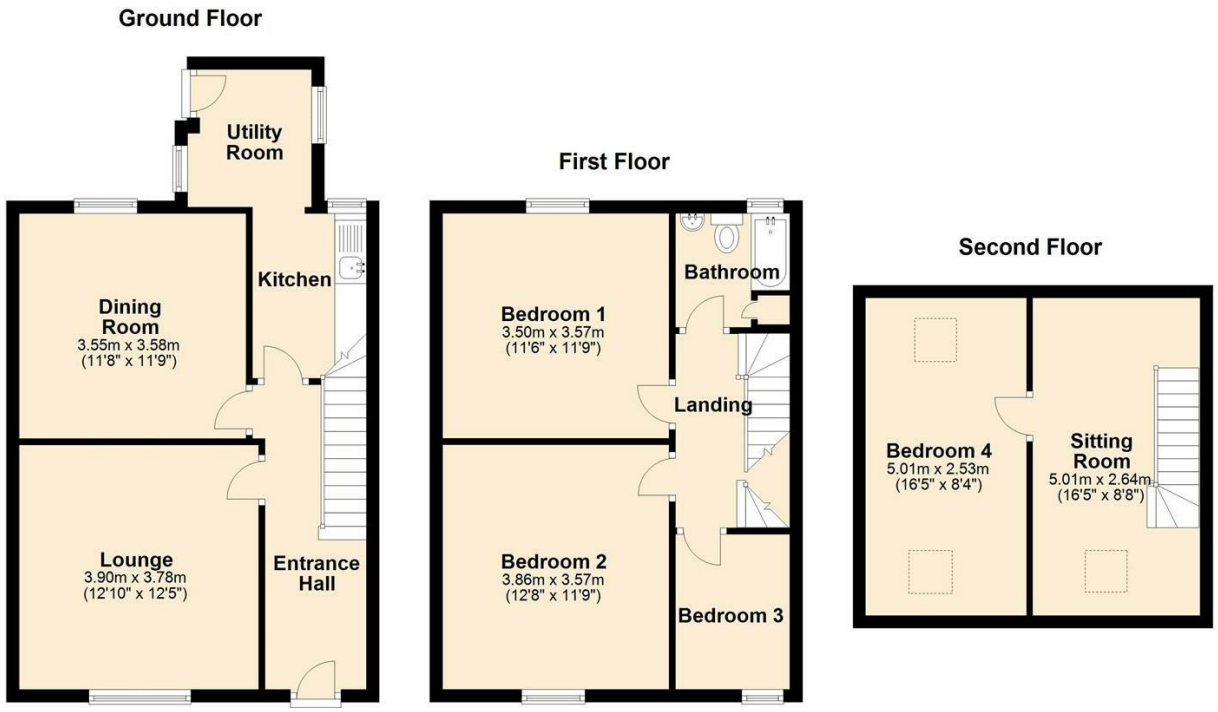














Branas DYFFRYN ARDUDWY LL44 2DH	Energy rating F	Valid until:	19 March 2036
		Certificate number:	2071-3060-5202-9126-1200

Property type	End-terrace house
Total floor area	117 square metres

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.

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