



14

Dyffryn Ardudwy | LL44 2EW

£185,000

MONOPOLY
BUY ■ SELL ■ RENT



Dyffryn Ardudwy | LL44 2EW

This three-bedroom family home presents an exceptional opportunity for local buyers. Boasting a prime location, it's just a short stroll from shops, transport links, and a school and has gardens, parking and sea views.

There is a spacious lounge and dining area, featuring a cosy wood burner and French doors that open directly onto the garden. The well-equipped kitchen is complemented by a utility room, an area for home gym, additional storage and hobbies plus a convenient ground floor WC.

On the first floor are three bedrooms, two doubles and a single along with a family bathroom. The property benefits from double glazing and bottled propane gas central heating.

Positioned at the end of the row, this property enjoys the added benefit of a side garden, enhancing its appeal. Outside, there is off road parking available at the front, along with a large sun terrace with sea views. The garden extends round the side and rear with a summer house, shed and log store.

It is fully double glazed with LPG gas central heating

With its combination of space and location, this property is an excellent choice for local residents looking to purchase a fantastic home.

*****Subject to a local occupancy restriction and as such new owners must have lived or work within Gwynedd for the last 3 years.*****

- 3 bedroom house with parking, gardens and sea views
- Popular village location - walking distance of shops, transport links and school
- Large parking area and gardens to three sides edging onto fields and trees
- Spacious lounge /diner with wood burning stove and French doors to garden
- Utility and hobby/store room
- Well equipped kitchen with integrated appliances
- 2 king sized bedrooms and one double
- Ground floor WC and first floor family bathroom
- Double glazed with gas central heating
- *****It is subject to a local occupancy restriction and as such new owners must have lived or work within Gwynedd for the last 3 years.*****



Hallway

Steps lead up to the front terrace and to the entrance door opening to the hallway with wood effect laminate flooring, door to lounge, understairs cupboard and stairs to the first floor.

Lounge/Diner

22'7" x 8'10" (6.9 x 2.7)

Spacious with window to front having sea views and French doors to garden at the rear. With wood effect laminate flooring, a cosy log burning fire and ample room for a dining table and chairs.

Kitchen

9'6" x 9'1" (2.9 x 2.79)

Well equipped with contemporary wall and base units, tiled floor, built in oven with hob and extractor over, integrated appliances including undercounter fridge, dishwasher and microwave.

Utility

13'8" x 5'5" (4.18 x 1.67)

With wood effect laminate flooring, base units with counter over, space and plumbing for a washing machine and space for a fridge freezer. A door opens to the garden and there is access to the rear room and WC.

Store Room/Home Gym

7'10" x 6'2" (2.4 x 1.9)

Useful area with window to the rear, currently used as storage and home gym.

Cloakroom

3'3" x 2'7" (1 x 0.8)

On the ground floor with low level WC.

Bedroom I

12'11" x 9'10" (3.95 x 3.02)

A king sized bedroom with window to the front and sea views.

Bedroom 2

10'7" x 8'10" (3.25 x 2.7)

A second king sized room with window to the rear and views up to the Cromlech and trees. Wood effect laminate flooring and built in cupboard.

Bedroom 3

8'6" x 7'11" (2.6 x 2.42)

A single bedroom with window to the front and sea views, built in wardrobe and wood effect laminate flooring.

Family Bathroom

7'10" x 5'6" (2.4 x 1.7)

Tiled floor and walls, and white suite comprising of L shaped bath with shower over, low level WC and hand basin. Window to the rear.

Exterior

The property benefits from an end of row position with gardens to three sides and sea views. To the front is a large sun terrace facing the coast. There is also a large off road parking area with space for several vehicles. To the side is a flat lawn with summer house and composite decking.

The rear is a patio directly in front of the French door and steps lead up to a raised flat large flat stone chipped area at the top. The gardens border on to fields and trees and there is also a log store and shed.

Additional Information

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

Occupancy Restriction

****It is subject to a local occupancy restriction and as such new owners must have lived or work within





Gwynedd for the last 3 years.**** We recommend viewers make their own enquiries to eligibility before viewing.

Dyffryn and its Surrounds

14 Bro Arthur 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. 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, Harlech and Porthmadog, and extending to the Midlands and beyond.

Article 4

Class 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.

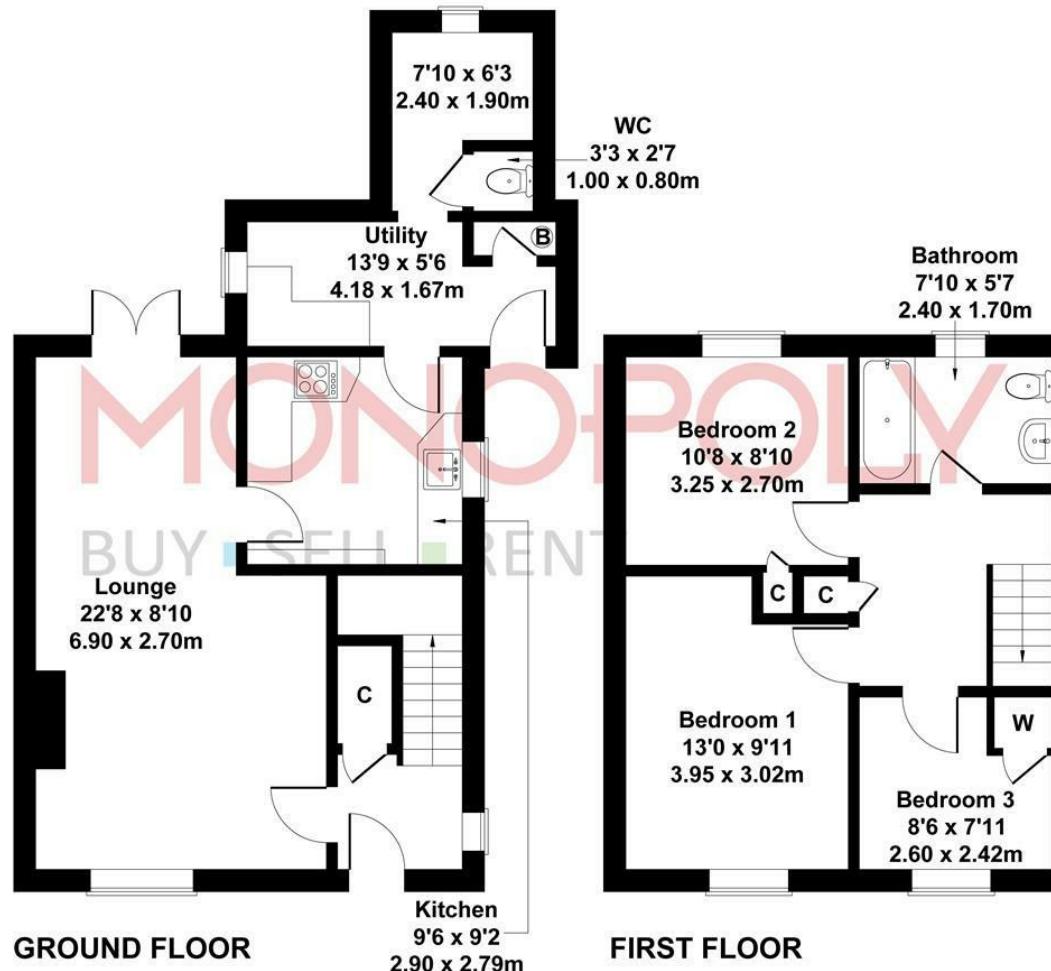






14 Bro Arthur

Approximate Gross Internal Area
990 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2026
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.

Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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