



Tom Parry

Tyn Y Coed , Dyffryn Ardudwy, LL44 2DA
£599,950

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Croeso to Tyn y Coed, a unique, warm and welcoming home, drenched in style and character. The current owners, who have reloved and renovated the property have commissioned extensive work that has been completed to the highest standard. Dating back at least 300 years in part and originally a dairy, Tyn y Coed is an authentic home filled with quirks and surprises, along with ample living spaces and bedrooms for extended family and visitors.

The property is a feast for the eyes - comprising a large lounge, unique kitchen, generous dining room and 4 bedrooms. The property has a flexible layout and presents a quality of living not often seen.

Often said but never more truly meant, early viewing is highly recommended.

The accommodation comprises (all measurements are approximate):

Entrance door into

GROUND FLOOR

RECEPTION

2.54 x 4.26 (8'3" x 13'11")

Slate floor, multi fuel burning stove, window to front, stairs leading to first floor, vertical radiator, door leading to

CLOAKROOM/STORAGE

With low level w.c., wash hand basin, generous storage facilities, window to rear

LOUNGE

5.82 x 3.63 (19'1" x 11'10")

Multi fuel burning stove, solid wooden floor, two windows to front aspect, one window to rear aspect, double doors opening into side patio, two vertical radiators, stairs leading to first floor, door leading to

UTILITY ROOM

1.77 x 2.07 (5'9" x 6'9")

Space and plumbing for washing machine, tiled floor, door leading to outside

DINING ROOM

5.12 x 2.96 (16'9" x 9'8")

Feature fireplace with inset multi fuel burning stove, exposed and painted stone walls, window to front, radiator, solid wooden floor, feature ceiling beams, large storage cupboard, door leading to

KITCHEN

5.07 x 4.08 (16'7" x 13'4")

Beautifully blended mix of character and contemporary the kitchen comprises of wooden wall and base units, inset "Belfast" sink, "Toledo" cooking range, 6 ring electric hob, granite worktops, mobile breakfast bar with wooden worktop, exposed ceiling beams and original stonework, stone floors, vertical radiator, 2 velux windows, window to front, door leading to outside

FIRST FLOOR

LANDING

Doors leading to

FAMILY BATHROOM

Contemporary white suite comprising panelled bath with shower above, wash hand basin, low level w.c. with concealed cistern, fully tiled walls, ladder towel rail, large storage cupboard, obscured window to rear

BEDROOM 2

3.37 x 2.10 (11'0" x 6'10")

Fitted carpet, window to rear, radiator

BEDROOM 3

2.77 x 3.49 (9'1" x 11'5")

Fitted carpet, window to front with far reaching sea views, radiator

BEDROOM 4

2.74 x 2.81 (8'11" x 9'2")

Window to front with far reaching sea views, fitted carpet, radiator, mirrored wardrobes with sliding doors, door leading to

EN-SUITE

Comprising shower cubicle, low level w.c. with concealed cistern, wash hand basin, fully tiled walls, ladder towel rail, wall mounted mirrored cabinet, obscured window to front

MASTER BEDROOM SUITE

4.39 x 3.44 (14'4" x 11'3")

Accessed via stairs from lounge, and comprising integrated wall to wall wardrobes with mirrored doors, 2 windows to front with sea views over Cardigan Bay, fitted carpet, TV point, vertical radiator, sliding door to

EN-SUITE SHOWER ROOM

Stylish walk in shower, low level w.c., wash hand basin with storage drawers below, fully tiled walls and floor, wall mounted mirrored cabinet, heated towel rail, obscured window to rear

EXTERNAL

The external spaces - a mixture of lawns, patios, stone walling and an extra plot of land - are as captivating as the inside and flow harmoniously with the home.

In addition there is a self contained log cabin - a flexible and versatile addition to the property. and an outdoor kitchen ready for al fresco dining.

Ample car parking spaces are available and the total external space is approximately 1.5 acres.

Dotted throughout are various seating areas in which to enjoy the gardens - with their mature planting, textured finishes and well kept lawns.

LPG tank.

Generous garage with loft storage space, plumbing for washing machine, electrics, workshop area and electric door.

SERVICES

Mains water, drainage and electricity.

Gwynedd council tax band F

ADDITIONAL INFORMATION

Freehold property of standard construction.

LOCATION

Dyffryn Arduddy 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.

EPC Awaited

