



**Tom Parry**

Branas High Street, Dyffryn Ardudwy, LL44 2DH

**£265,000**

# Branas High Street, Dyffryn Ardudwy, LL44 2DH

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

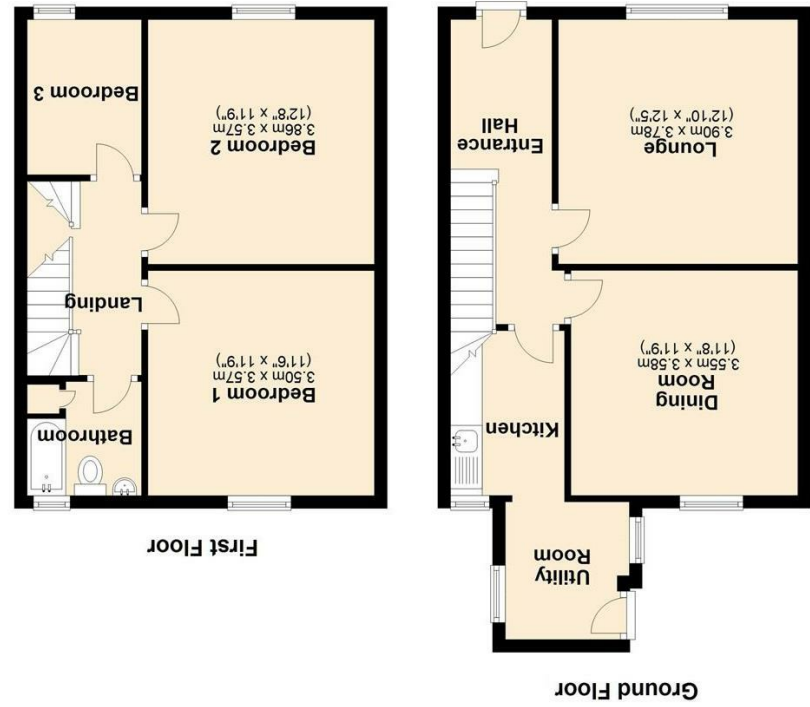
The property is located in the heart of Dyffryn Ardudwy - a coastal village located on the western fringe of the Snowdonia National Park. The area is well known for its sandy beaches and beautiful sunsets and is popular with visitors seeking relaxation, beautiful walks and stunning vistas. It has good 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.







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



Energy rating			EPC number: 2071-3060-5202-9126-1200
Valid until:			
Property type		End-terrace house	
Total floor area		117 square metres	

