



## 3 Tyn Llan Cottages

Dyffryn Ardudwy | LL44 2EY

£270,000

**MONOPOLY**<sup>®</sup>

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# 3 Tyn Llan Cottages

Dyffryn Ardudwy | LL44 2EY

3 Tyn Llan Cottage is a delightful traditional attached stone cottage dating back to the 17th century quietly located in the popular coastal village of Dyffryn Ardudwy within walking distance of beach, village amenities and transport links.

With three bedrooms, this property is ideal for families or those seeking a holiday rental opportunity with a delightful coastal cottage. The open plan living room features an electric log effect stove set within a beautiful stone fireplace, creating a warm and cosy atmosphere for relaxing evenings.

The cottage boasts a large low maintenance sandstone patio garden, perfect for al fresco dining or simply enjoying the stunning mountain views. The walled garden backs onto open fields with a delightful rural outlook. Additionally, the property includes driveway parking and an outbuilding.

A charming spiral staircase adds character to the home, leading you to the three first floor bedrooms and a generously sized contemporary shower room. The ground floor also features a convenient cloakroom with WC.

Situated within walking distance of the beach, this property is not only a lovely family home but also has been successfully operating as a holiday let, making it a fantastic investment opportunity. With no onward chain, this cottage is ready for its new owners to move in and enjoy the coastal lifestyle that Dyffryn Ardudwy has to offer. Whether you are looking for a permanent residence or a holiday getaway, this property is sure to impress.

- 3 Bedroom attached stone cottage in quiet village location
- Large patio garden and parking, with rural and Moelfre view, backing on to fields
- 3 bedrooms all having mountain and rural views
- Open plan living area with electric wood effect stove in stone fireplace
- Ground floor WC and first floor shower room
- Attractive spiral staircase
- Useful outbuilding
- NO ONWARD CHAIN
- Walking distance of beach, village amenities and transport links
- Class C6 permission to use as a HOLIDAY LET or PRIMARY RESIDENCE



### Open Plan Lounge/Kitchen/Diner

Light, bright and characterful room flooded with light from dual patio doors and with a spiral staircase leading up to the first floor.

### Lounge/Dining Area

19'11" × 16'4" (6.09 × 5)

With tiled floor and cosy electric real fire effect stove set in stone fireplace with large wooden mantle. Ample room for a large dining table and chairs and dual patio doors open to the garden beyond.

### Kitchen Area

12'9" × 8'0" (3.9 × 2.45)

The well equipped galley style kitchen has a range of base units and plenty of counter space. There is a built in oven and hob with extractor over, space and plumbing for a dishwasher and washing machine plus space for a fridge freezer. Tiled splashbacks and door to the garden.

### Ground Floor WC

6'10" × 5'6" (2.1 × 1.7)

With white suite comprising of low level WC and hand basin, tiled floor and window to the front.

### First Floor Landing

The spiral staircase leads to the first floor landing with doors off to the three bedrooms and wet room.

### Bedroom 1

16'0" × 10'5" (4.9 × 3.2)

A king sized bedroom with views of the Moelfre and hillside and fields surrounding the cottage's rear garden.

### Bedroom 2

9'5" × 7'8" (2.89 × 2.34)

A double bedroom with views of the Moelfre and

hillside and fields surrounding the cottage's rear garden.

### Bedroom 3

8'9" × 7'6" (2.67 × 2.3)

With space for a double bed but currently housing bunk beds. With views of the Moelfre and hillside and fields surrounding the cottage's rear garden.

### First Floor Shower Room

8'2" × 5'6" (2.5 × 1.7)

Contemporary shower room with marble style shower walls, large shower with rainforest drench attachment, hand basin in vanity unit, low level WC and heated towel rail. Wood effect laminate flooring and roof light window.

### Exterior

To the side of the cottage is driveway parking for up to two cars and which could easily be extended to accommodate more parking if required.

To the rear is a sandstone patio immediately in front of the patio doors and a few steps lead to the large raised sandstone patio which is bordered by stone walling and backs onto fields with beautiful rural views looking over to the Moelfre, hills and fields. There are also some raised flower beds.

### Outbuilding

There is a large single storey stone and block built outbuilding along the side of the driveway.

### Additional Information

The property is freehold and connected to mains electricity, water and drainage.

It is double glazed with electric heating.





#### Article 4

Class C6 with permission to use as a short term holiday let or 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.

#### Dyffryn Ardudwy and its Surrounds

3 Tyn Llan Cottages is located on a quiet lane 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. The landscape is full of history and the village attracts visitors seeking relaxing beaches, walking and ancient settlements and historical artefacts. This village offers good local shops, cafes, pubs and an art gallery. The surrounding area has an exciting array of wildlife and birds including soaring buzzards and red kites.

The area contains a diversity of property and appeals equally as a holiday destination or a place to live.

The bustling town of Harlech is just 4 miles away, dominated by its majestic 13th century castle which is a World Heritage Site. Popular with golfers due to its famous Royal St. David's course, Harlech also boasts an excellent variety of amenities including restaurants and shops. The nearby resort of Barmouth offers an amazing Panorama Walk with breathtaking views and also a harbour from which you can enjoy a ferry to Fairbourne for a ride on the miniature railway or a boat trip out to sea to try mackerel fishing.

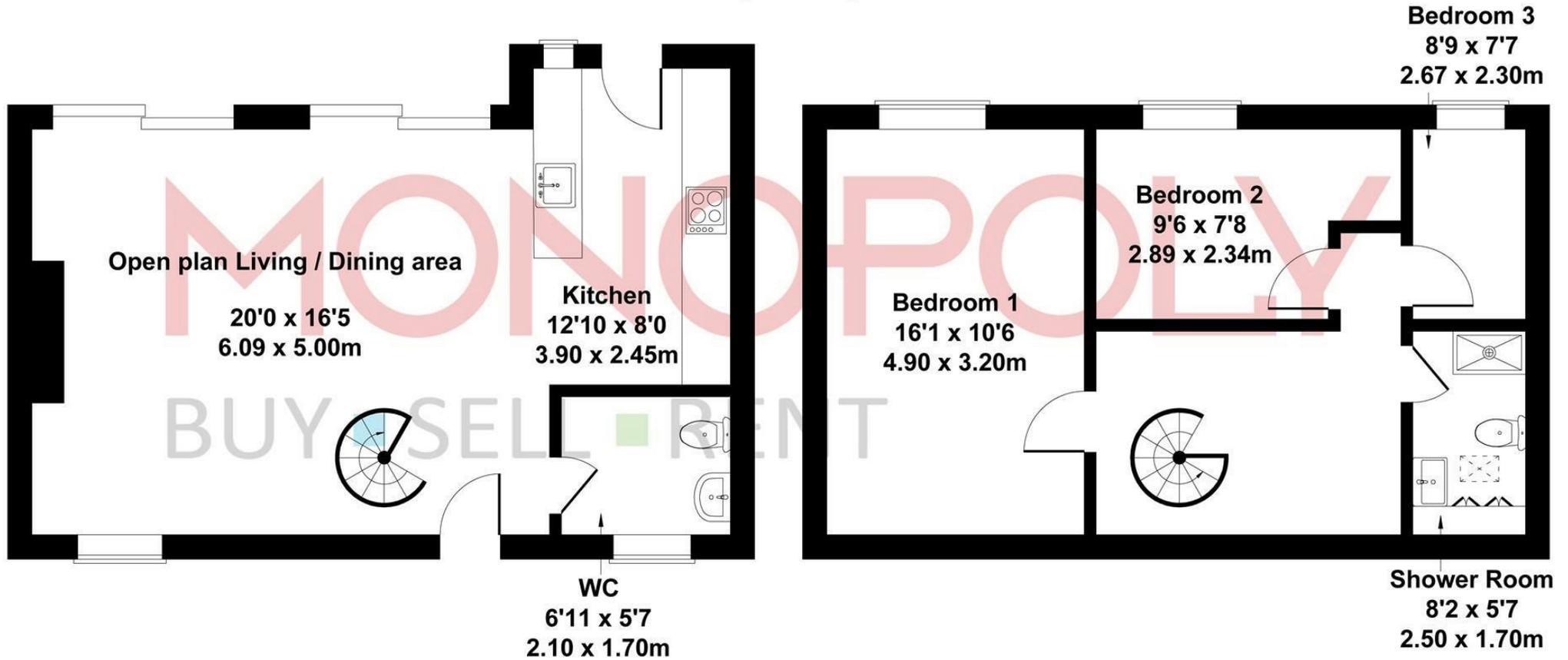






# 3 Tyn Llan Cottages

Approximate Gross Internal Area  
958 sq ft - 89 sq m



Not to scale for illustrative purpose 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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Maximum
92-91% <b>A</b>			82-91% <b>A</b>		
81-91% <b>B</b>			61-81% <b>B</b>		
69-80% <b>C</b>			49-60% <b>C</b>		
55-68% <b>D</b>			35-48% <b>D</b>		
39-54% <b>E</b>			21-34% <b>E</b>		
21-38% <b>F</b>			11-20% <b>F</b>		
1-20% <b>G</b>			1-10% <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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