



Glan Morfa

Dyffryn Ardudwy | Merionethshire | LL44 2BS

Guide Price £795,000

MONOPOLY
BUY ■ SELL ■ RENT



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An exceptional and unique, six-bedroom detached Victorian residence offering an idyllic coastal retreat with views of sea, mountains and the semi rural surrounds. Glan Morfa is set within a generous 0.95 acres, featuring a long gravel driveway leading to one of the most beautiful houses in this coveted location on the "Welsh Riviera".

This remarkable residence includes three family bathrooms and two en-suites, all beautifully appointed to provide a luxurious experience. The period charm and features of the house are complemented by modern conveniences, creating a harmonious blend of old and new.

There are three reception rooms; living, dining and parlour, in addition to a stunning contemporary kitchen/dining/living room with bi-fold doors opening to the garden inviting natural light and providing a seamless transition to the outdoor space, perfect for entertaining or simply enjoying the tranquil surroundings. The high-spec kitchen with under floor heating boasts a sea of granite, ensuring both functionality and elegance.

Natural materials have been used throughout including limestone, marble floor, green slate and sandstone.

The location is truly unparalleled, with the beach and village just a short walk away, allowing for easy access to local amenities and the stunning coastline. The property is secluded and private but easily accessible and not isolated.

Additionally, planning permission has been granted for a full planning permission for a two storey double garage with a workshop and separate access to first floor storage/room.

This property is a rare find, combining luxury living with the charm of a period property in a coastal village. It is an ideal choice for those seeking a spacious family home in one of the most beautiful parts of Wales. Don't miss the opportunity to make this exceptional property your own.

- 6 bedroom detached Victorian residence in idyllic setting of 0.95 acres with beautiful sea, rural and mountain views
- Refurbished and restored to an extremely impressive standard and beautifully presented
- Full of character and original features blended with contemporary style
- 3 Family bathrooms and 2 en-suite bedrooms
- 3 Reception room; living room, dining room and parlour
- Breathtaking contemporary kitchen/dining/living space with bi-folding doors to garden
- Natural materials used throughout with green slate and sandstone flooring, marble and limestone tiling.
- Secluded coastal village location yet in walking distance to village amenities and sandy beaches
- Planning permission for a two storey double garage with a workshop and separate access to first floor storage/room.
- Beautiful grounds with a backdrop of fields and trees plus long gravel driveway



Entrance Hall

Elegant and welcoming with green slate tiled floor, high ceilings with original coving and original wooden staircase rising to the first floor.

Living Room

11'9" x 18'4" (3.6 x 5.6)

Beautifully presented with large bay to the front with views over the garden and fields beyond, black marbleised slate fireplace with wood burning stove on slate hearth with marble inset, engineered oak flooring and ceiling coving.

Dining Room

10'6" x 13'4" (3.22 x 4.08)

Once the original kitchen for the house, this characterful room benefits from green slate flooring, original alcove shelving and cupboards and views over the rear garden.

Parlour/Snug

10'9" x 10'9" (3.3 x 3.3)

A cosy parlour with wood burning stove in original Welsh slate fireplace on black hearth, engineered oak flooring, ceiling coving and views over the garden.

Kitchen/Diner

17'5" x 25'7" (5.33 x 7.8)

The heart of the house, this contemporary kitchen/diner/living room is uncompromising in terms of style and quality. There is a sea of granite worktops, with island and breakfast bar plus dining space for a large table and chairs and a further seating area in front of bi-folding doors to the garden.

The room has underfloor heating and sandstone tiles through out and the kitchen is equipped with a large Rangemaster Induction 110, with extractor over WIFI controlled AEG dishwasher, integrated

SmartThings multi functional oven/air frier/microwave/grill, integrated fridge and boil and filter water taps.

Above the island Smart controlled pendant lights add atmosphere and there are recessed spotlights to the ceiling plus under cabinet lighting.

Utility Room

8'10" x 10'5" (2.7 x 3.2)

This large and well equipped utility room has a very generous range of wall and base units, including larder units, counter and sink. There is space and plumbing for a washing machine and tumble drier, space for fridge freezer and the pressurised water cylinder. With green slate tiled flooring and travertine wall tiles.

Ground Floor Shower Room

6'2" x 9'2" (1.9 x 2.8)

A spacious shower room on the ground floor with large walk in shower, hand washbasin and low level WC, heated towel rail and Travertine wall and floor tiles. Window to the side.

First Floor

The first floor landing has doors off to the three bedrooms (one with en-suite) and family bathroom on this floor. Stairs rise to the second floor where there are three further bedrooms and a bathroom.

Bedroom 4

11'9" x 12'5" (3.6 x 3.8)

A spacious king size room with sea, mountain and garden views, plus feature fireplace (not in use).

Bedroom 5

10'7" x 12'1" (3.25 x 3.69)

A spacious king size room with a nautical theme, sea, mountain and garden views, plus feature fireplace (not in use).





Bedroom 6

12'0" x 11'4" (3.66 x 3.46)

A further king size room with garden and Moelfre views, plus feature fireplace (not in use). Door to en-suite:

En-Suite Bedroom 6

9'10" x 3'3" (3 x 1)

With large shower, hand basin and low level WC. Unpolished marble wall and floor tiles, heated towel rail and LED touch lit mirrored cabinet with shaving socket.

First Floor Family Bathroom

8'10" x 10'5" (2.7 x 3.2)

Another beautifully appointed bathroom with Travertine wall and floor tiles, free standing pebble bath, large walk in shower with drench attachment, low level WC, heated towel rail and window to side.

Second Floor

The spacious second floor landing has doors off to the principal en-suite bedroom, 2 further double bedrooms and a family bathroom. The spacious landing benefits from a roof light window and storage cupboard.

Principal Bedroom

11'7" x 18'9" (3.55 x 5.74)

Light and airy king size room with dual aspect windows giving sea, rural and mountain views reaching over the Llyn peninsula. Door to en-suite.

En- Suite Bathroom Principal Bedroom

11'3" x 8'7" (3.45 x 2.63)

A luxurious en-suite with free standing bath, large walk in shower with drench attachment, hand basin and low level WC. Unpolished marble wall and floor tiles, heated towel rail and LED light mirror with Bluetooth speaker. Window to the side.

Bedroom 2

10'9" x 10'10" (3.29 x 3.32)

Also with dual aspect windows giving sea, rural and mountain views.

Bedroom 3

10'2" x 10'10" (3.1 x 3.32)

A further double with garden and mountain views.

2nd Floor Family Shower Room

20'8" x 7'7" (6.3 x 2.33)

With unpolished marble wall and floor tiles, large shower, hand basin, low level WC, heated towel rail and window to the front.

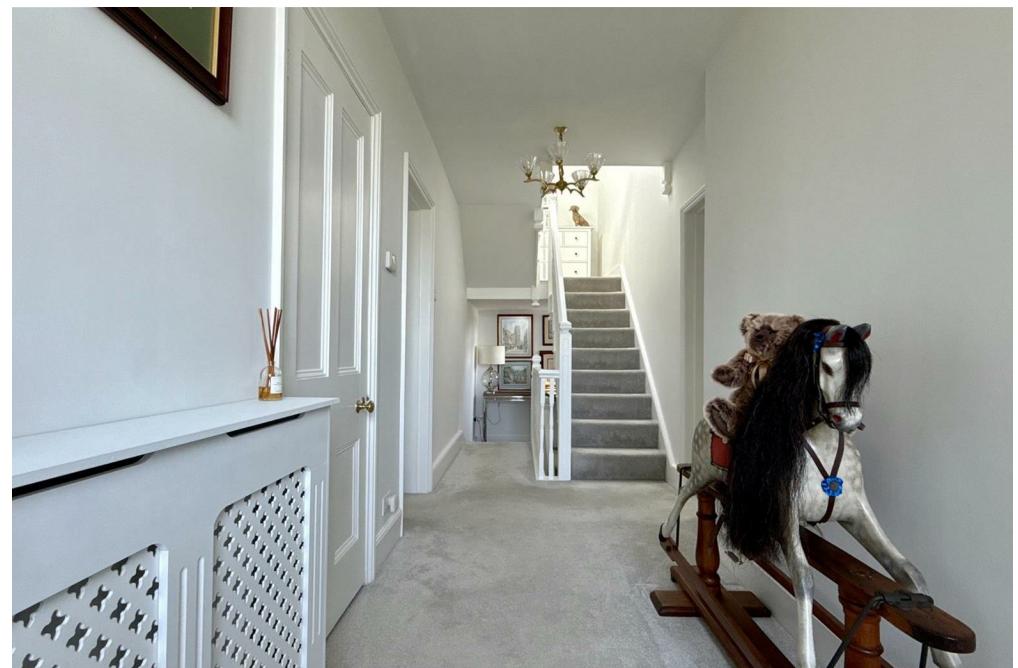
Exterior

The house is approached via stone pillars to a long gravelled drive with sensory lamp posts and plentiful parking and grounds totally 0.95 acres, the grounds are a beautiful combination of lawns, slate patios (with up lights to the front patio) and mature trees, shrubs and flowers surrounded by fields.

There are three useful storage sheds.

Garage Planning Permission

Planning permission has been granted for a full planning permission for a two storey double garage with a workshop and separate access to first floor storage/room. Ask agent for more information.



Additional Information

The property is connected to mains electricity, water and drainage is private to septic tank. It is fully double glazed with oil fired central heating and under floor heating to the kitchen and rear hallway.

All the heated towel rails also have emersion heaters to can be run on electric or oil and each floor has zoned individual heating control.

Dyffryn Ardudwy and its Surrounds

Glan Morfa 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. 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 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.

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;

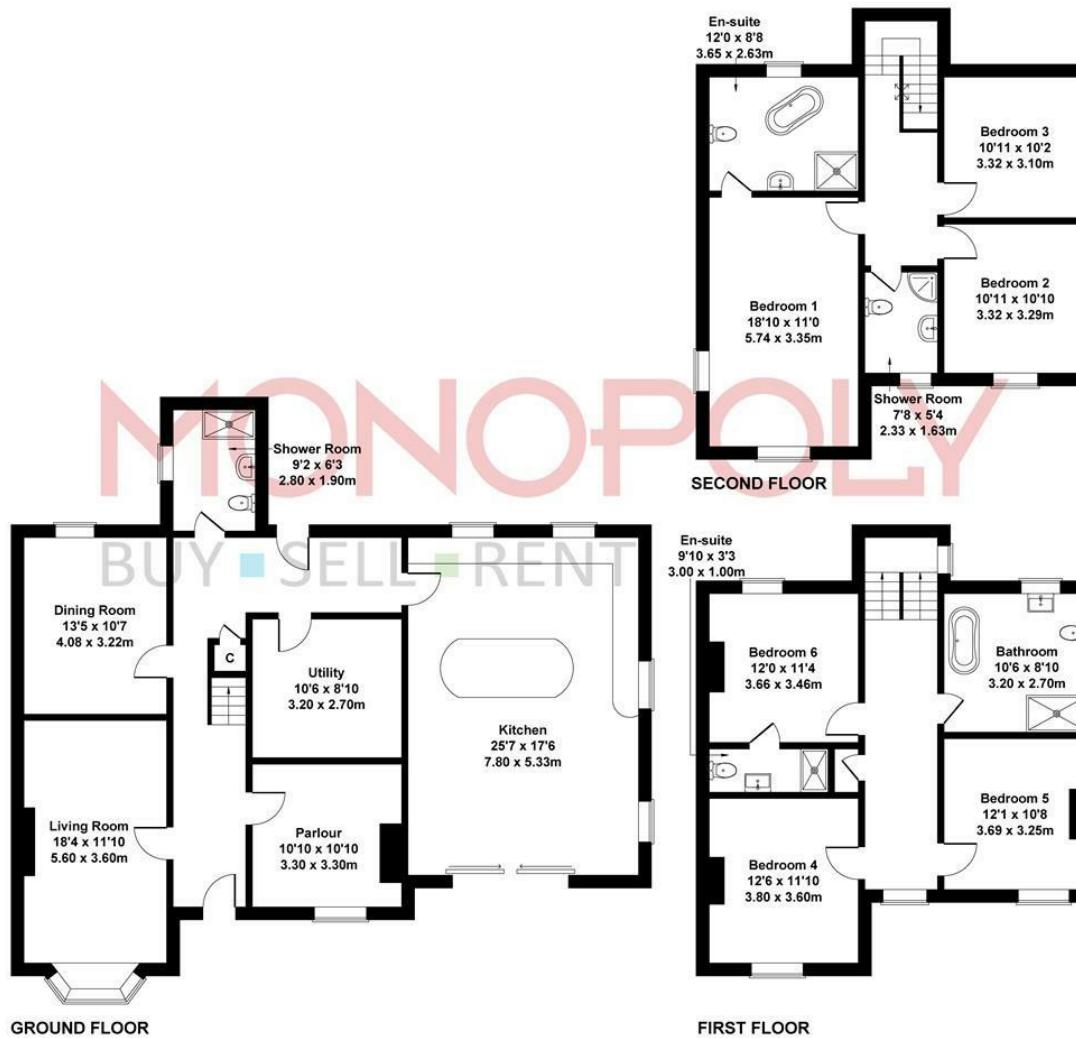
Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;

Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.



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Approximate Gross Internal Area
2842 sq ft - 264 sq m



not to scale 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	Prospective
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	Prospective
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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