



Carleg Isaf

Dyffryn Ardudwy | LL44 2BL

Offers In Excess Of £245,000

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CARLEG IDAF

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This pretty double-fronted traditional detached stone cottage presents a unique opportunity for those seeking a project to create their dream coastal home. While the property is in need of substantial renovation and modernisation, its idyllic location offers sea and rural views and is in walking distance of village amenities and the beach.

Traditional features abound with exposed stone walling, traditional stone inglenook fireplace with wood burning stove and some ceiling beams.

The exterior of the home is equally appealing, featuring a driveway, a large garage, and additional outbuildings. The pretty mature sea facing garden adds to the charm of the property.

The cottage boasts 2 to 3 bedrooms, alongside two reception rooms, there are two first floor bathrooms and an outside WC. Some double glazing has been installed, and the property benefits from oil-fired central heating, offering a degree of comfort as you embark on your renovation journey.

This is a rare opportunity to invest in a property that allows you to put your own stamp on it, creating a wonderful home that reflects your personal style. With the potential to increase its value significantly, this cottage is not just a house; it is a canvas awaiting your vision. Embrace the chance to transform this delightful stone cottage into a stunning residence in a picturesque setting.

- Pretty stone detached cottage in coastal village with sea views from first floor
- Parking, garage and garden
- 2/3 reception rooms
- 2/3 bedrooms and 2 bathrooms
- Character features including stone fireplace with log burner, exposed stone and ceiling beams
- In need of modernisation and upgrading
- Oil fired central heating
- Coastal village location, walking distance of amenities and beach
- NO ONWARD CHAIN



Entrance Hall

A part covered porch opens to the hallway with doors off to the lounge and dining room.

Living Room

12'5" x 8'1" (3.8 x 2.48)

Characterful and cosy with quarry tiled floor, wood panelled wall, traditional stone fireplace with log burning stove, built in alcove cupboards and window with garden views.

Dining Room

12'7" x 7'0" (3.84 x 2.14)

With brick fireplace and open fire, window to the garden.

Kitchen

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

With a range of fitted units, built in oven, gas hob with extractor over, stainless steel sink and space for washing machine. Tiled splashbacks, wood panelled ceiling and exposed stone walling. Window to the side.

Bedroom 3/Reception Room

10'7" x 10'2" (3.24 x 3.11)

Currently used as a ground floor bedroom with window to the side, roof light window, exposed stone walling and ceiling beams. A door opens to the garden. This would also make a perfect third reception room if required.

Outside WC

With WC.

Bedroom 1

13'9" x 7'7" (4.2 x 2.32)

With sea views and built in wardrobes.

Bedroom 2

11'8" x 8'6" (3.57 x 2.6)

A good sized double with sea views.

Bathroom

8'6" x 6'2" (2.6 x 1.9)

Two steps lead down to the bathroom with coloured suite consisting of bath, hand basin and low level WC. Tiled walls, wood panelled ceiling and both Velux window and obscure window to the side.

Shower Room

8'6" x 5'6" (2.6 x 1.7)

With shower and seat, hand basin and low level WC. Non slip vinyl flooring and window to the side.

Garage

17'8" x 14'5" (5.4 x 4.4)

A large breeze block garage with double doors to driveway at the front and access to the garden at the rear. Breeze block construction with corrugated roof and concrete floor.

Outbuilding/Coal Store

13'9" x 7'10" (4.2 x 2.4)

Stone walls and floor with corrugated roof.

Exterior

The property is approached via a shared driveway to the large parking area in front of the garage. There is a delightful enclosed garden to the rear with stone walling, bushes and shrubs, gravelled seating areas and a lawn.

Additional information

The property is connected to mains electricity, water and drainage. It benefits from oil fired central heating and has a mixture of double and single glazing. The gas hob is fueled by gas cylinders.

Article 4

Class C3 Primary residence only.

Under Article 4 Direction planning consent is





required for:

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

Carleg Isaf 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 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.

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

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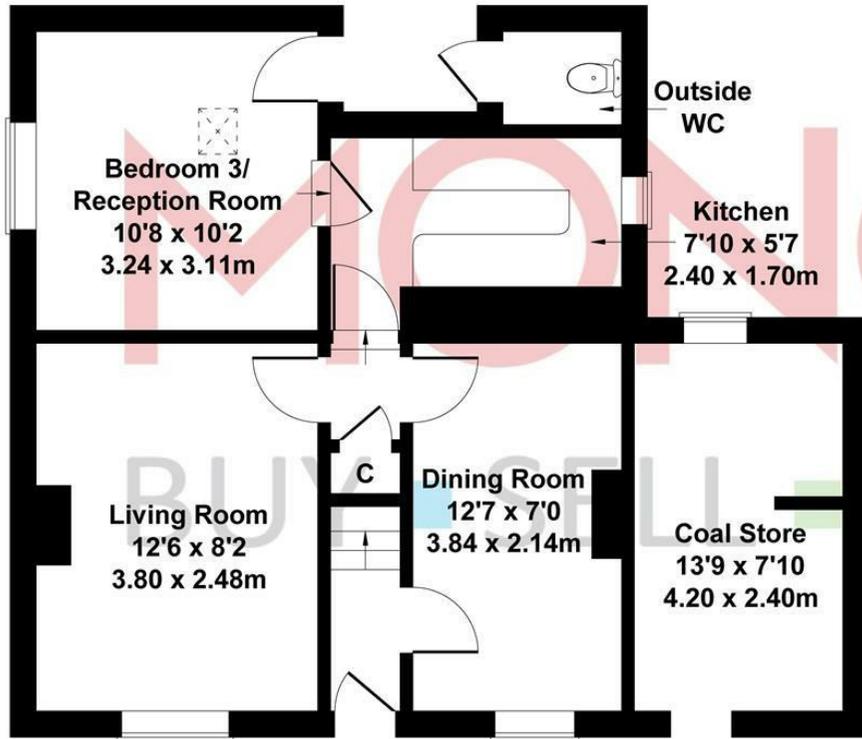




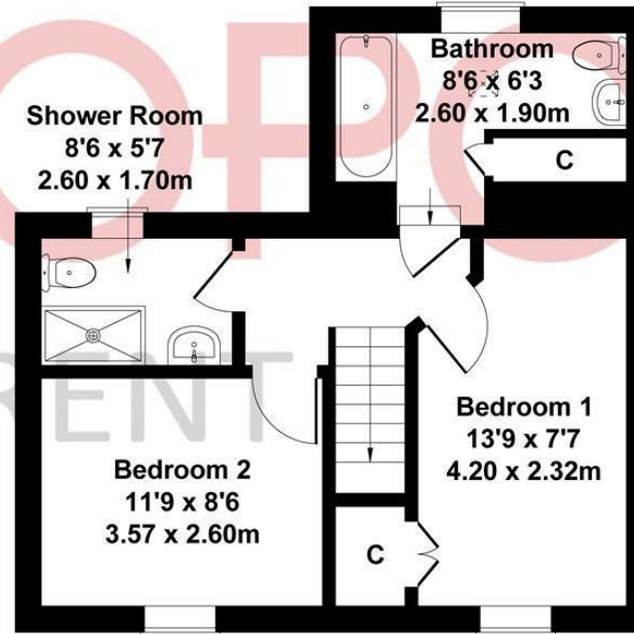


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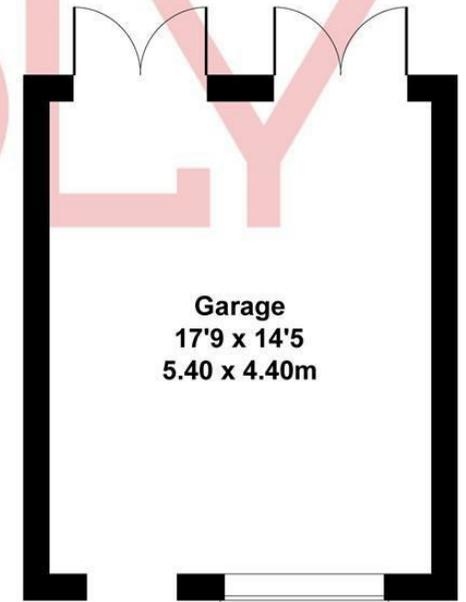
Approximate Gross Internal Area
1292 sq ft - 120 sq m



GROUND FLOOR



FIRST FLOOR



GARAGE

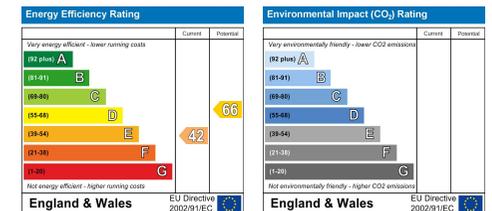
Not to Scale. Produced by The Plan Portal 2025
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MONEY LAUNDERING REGULATIONS 2003

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.



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