



37 Bro Enddwyn

Dyffryn Ardudwy | LL44 2BG

£234,995

MONOPOLY[®]

BUY ■ SELL ■ RENT

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This superb link-detached 3-bedroom bungalow offers a tranquil retreat with breathtaking sea views. Located in a quiet cul de sac of only a handful of properties outside of the main development, this contemporary and well-presented property boasts a spacious and thoughtfully planned layout, making it perfect for those seeking a comfortable and accessible living space. It is in walking distance of village amenities, transport links and close to sandy beaches.

The property boasts a modern kitchen plus separate utility room. A spacious living room with expansive sea views has an inviting feature fireplace, perfect for cosy evenings by the open fire. There are 3 bedrooms and a shower room. A large dining conservatory provides a bright and airy space to relax and enjoy meals over looking the private enclosed garden.

To the front the driveway provides parking for 2 cars leading to a single garage with up and over door and access into the house.

With level access, the property has also been adapted to be suitable for those with disabilities and limited mobility including widened doorways from entrance to garden, a wheel in wet room, access ramps and hoist. Ideal for home owner and/or visitors alike.

Whether you are seeking a spacious family home or peaceful retirement retreat with exceptional features, this property in a elevated and quiet location on the edge of the popular Bro Enddwyn development presents a unique opportunity to embrace a relaxed lifestyle in a beautiful village setting.

The property is being sold with the benefit of NO ONWARD CHAIN.

- Link detached 3 bedroom bungalow with expansive sea views in sought after location
- Garage and driveway parking
- Mature enclosed private gardens
- Large dining conservatory
- Extremely well maintained and presented
- Quiet Cul de Sac location separate from main development and within walking distance of village amenities
- Facilities for disabled/limited mobility if needed (see additional information)
- Spacious lounge with feature fireplace and expansive sea views
- Contemporary kitchen plus utility room
- NO ONWARD CHAIN



Kitchen

9'8" x 9'3" (2.95 x 2.84)

Attractive contemporary kitchen well equipped with a range of wall and base units, integrated fridge/freezer, integrated slim line dishwasher, integrated oven with hob and extractor over. Wood effect laminate flooring and contemporary tiled splash backs.

Living Room

20'5" x 11'10" (6.23 x 3.62)

Light and airy with expansive sea views from the window to the front and feature fireplace with open fire. Wood laminate flooring and doors to inner hallway and bedroom 1.

Bedroom 1

14'7" x 10'8" (4.45 x 3.26)

A large double with patio doors to the conservatory. The room has wood effect laminate flooring and a hoist.

Bedroom 2

9'5" x 9'4" (2.88 x 2.87)

A further double with window to conservatory and garden.

Bedroom 3

8'7" x 8'1" (2.64 x 2.47)

A third double to the front with wonderful sea views.

Shower Room

9'3" x 5'7" (2.83 x 1.71)

Recently refitted wet room with low level WC, hand basin, shower and heated towel rail. Obscure window to the side.

Conservatory

20'10" x 8'2" (6.37 x 2.5)

The large dining conservatory has brick base and sides and French doors opening out to the patio and garden beyond. A door leads to the garage and the utility room.

Utility Room

6'8" x 4'4" (2.05 x 1.34)

Useful room with tiled floor and window to the garden. There is space and plumbing for a washing machine and a tumble drier plus a sink and hot water tap.

Garage

15'7" x 7'9" (4.77 x 2.38)

Benefitting from power and lighting, and up and over door to the drive to the front and sliding door to the utility at the rear. A further door leads into the house via the conservatory.

Exterior

To the front is parking for 2 cars and garden laid to lawn. There is also an additional lawn opposite. To the rear is a charming enclosed garden with patio, lawn, mature bushes and shrubs.

Wheel chair ramp access leads to the entrance door.

Additional Information

The property is connected to mains electricity, water and drainage. It is mostly double glazed with electric heating supplemented by the open fire in the lounge. It is currently on non-domestic rates but the owner has informed us the previous Council Tax band was D.

Note: commercial holiday letting is not permitted on the Bro Enddwyn development.

Accessibility Adaptations

The property does have wheelchair friendly access and has been designed to be accessible from the front door to the back garden with widened doors, wheel in wet room and has an electric ceiling mounted track hoist, rated at up to 125kg in bedroom 1.

Dyffryn Ardudwy and its Surrounds

37 Bro Enddwyn 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.

Disclaimer

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In accordance with current anti-money laundering legislation, intending purchasers will be required to provide proof of identity, address and source of funds/source of wealth information when an offer is made and before any sale can proceed. We ask for your cooperation to minimise delays.

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The Agent has not tested any apparatus, equipment, fixtures, fittings, services, heating systems, electrical installations, appliances or other items at the property and cannot confirm that they are in working order or fit for purpose. Any reference to tenure, boundaries, rights of way, easements, planning, building regulations, services, council tax, broadband/mobile coverage or other matters is based on information supplied by the Seller or third parties and should be verified by the Buyer's solicitor or surveyor.

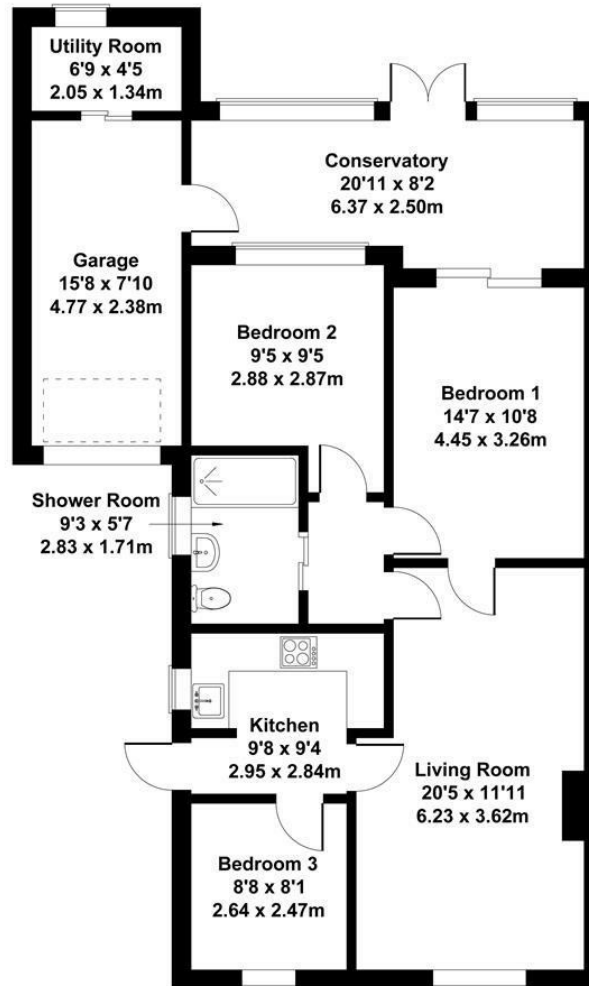
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Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.



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Approximate Gross Internal Area
1087 sq ft - 101 sq m

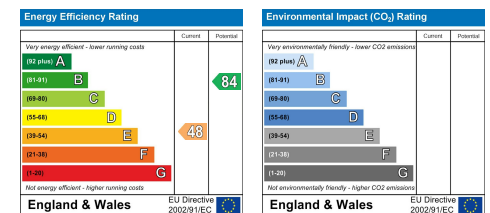


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MONEY LAUNDERING REGULATIONS 2003

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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