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Dyffryn Ardudwy | Merionethshire | LL44 2BT

£230,000

MONOPOLY
BUY ■ SELL ■ RENT



2

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Tucked away in a quiet yet convenient location the charming coastal village of Dyffryn Ardudwy, this delightful two-bedroom traditional cottage offers a perfect blend of comfort and character. With sea views and original character including beamed ceilings and stone fireplace, this property is an ideal retreat for those seeking a peaceful lifestyle by the coast.

The cottage benefits from two gardens plus parking, providing ample outdoor space to relax and enjoy the fresh sea air. Gated parking is a real bonus in this location, ensuring easy access to your home. Inside, you will find a warm and inviting atmosphere, highlighted by a log-burning fire set within a beautiful stone inglenook fireplace, perfect for cosy evenings.

The ground floor boasts a modern shower room, while the first floor includes a convenient WC serving the main bedroom enhancing the practicality of the layout. The property is double glazed, ensuring warmth and comfort throughout the year.

The location is excellent, within walking distance of local amenities, the beach and transport links, making it an excellent choice for both a holiday home or a primary residence. Currently classified as a second home, it presents a wonderful opportunity for those looking to invest in a coastal lifestyle.

Whether you are seeking a peaceful getaway or a permanent residence, this charming semi detached cottage in Dyffryn Ardudwy is sure to impress. Don't miss the chance to make this delightful property your own.

- TRADITIONAL STONE COTTAGE - 2 bedroom attached charming cottage
- GARDENS AND PARKING - large gated parking area, sandstone patio and additional lawned garden
- SEA VIEWS - from house and garden
- LOG BURNING STOVE - cosy lounge with traditional stone inglenook fireplace
- DOUBLE BEDROOMS - 2 double bedrooms, one with small WC adjacent to bedroom 1
- TUCKED AWAY CONVENIENT LOCATION - quiet backwater lane, walking distance of beach, village amenities and transport links
- SECOND HOME STATUS - Class C5, perfect as coastal getaway or primary residence
- NO ONWARD CHAIN - contents included
- CHARACTERFUL - beams, fireplace, quarry tiled floor.



Entrance Porch

3'11" x 2'3" (1.2 x 0.7)

With pitched slate roof, UPVC front door and wooden stable door to the kitchen.

Lounge

20'6" x 9'10" (6.25 x 3)

Cosy and characterful with beamed ceiling and log burner in inglenook stone fireplace with bread oven alcove.

Sea views from the window to the side and wood effect laminate flooring. There is also a useful under stairs cupboard and the stairs rise to the first floor.

Kitchen

15'3" x 6'9" (4.66 x 2.07)

Well equipped kitchen/diner with a range of wall and base units, sea views, traditional quarry tiled floor and dining table and chairs. There is an oven, under counter fridge, and freezer plus washing machine. A stable door opens to the porch and a back door opens to the rear garden.

Shower Room

5'3" x 6'5" (1.61 x 1.97)

With white suite comprising of quadrant shower, hand basin in vanity unit, low level WC, slate effect vinyl flooring and obscure window.

Bedroom I

7'6" x 12'2" (2.3 x 3.73)

Benefiting from vaulted ceiling with exposed beams and far reaching sea views over to Bardsey island from the window to the front with solid oak sill. Door to Ty Bach (the adjacent toilet).

En-Suite Toilet Bedroom I

3'2" x 1'7" (0.99 x 0.5)

A useful first floor WC (sani compact) accessed from Bedroom I.

Bedroom 2

7'6" x 8'6" (2.3 x 2.6)

A second small double with window to the garden plus roof light window and wood effect laminate flooring.

Store Room

There is also a useful store room with UPVC door ideal for outdoor equipment etc.

Parking and Gardens

The property benefits from a large gated gravelled parking area leading to a recently flagged patio area immediately outside the house, plus a further charming walled lawned garden across the track. Also an additional parking area between the house and lawned garden. There is a wood store by the cottage, seating areas, garden shed and stone walling.

Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with electric heating and the log burning stove.

Dyffryn and its Surrounds

2 Coed Isaf is tucked away 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

The property is classed as C5 - meaning this can be purchased as second home 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.



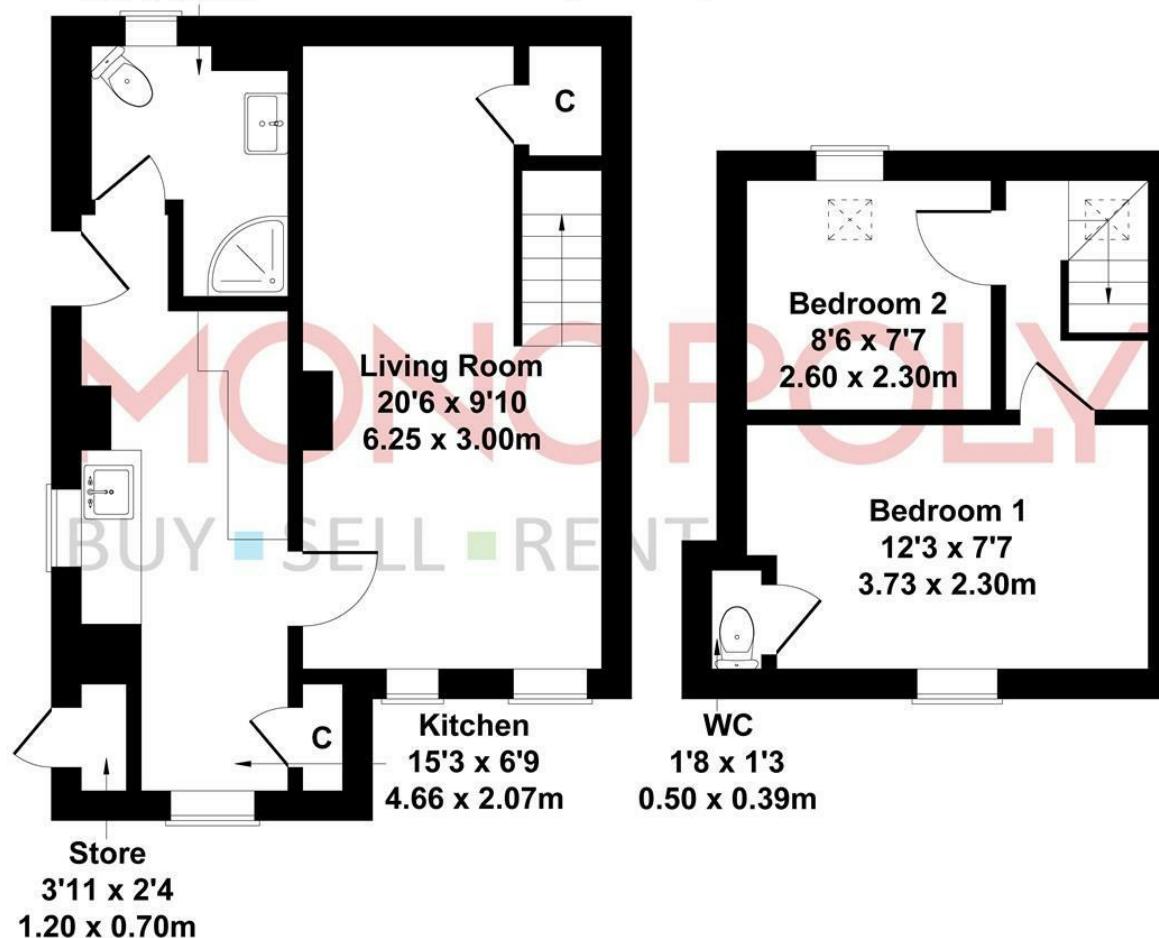




2 Coed Isaf

Shower Room
6'6 x 4'8
1.97 x 1.41m

Approximate Gross Internal Area
603 sq ft - 56 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		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	41	
(1-20)	G		
Not energy efficient - higher running costs			
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		
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England & Wales	EU Directive 2002/91/EC		

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