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Dyffryn Ardudwy | | LL44 2EE

£365,000

MONOPOLY
BUY ■ SELL ■ RENT



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In a quiet but central location in the popular coastal village of Dyffryn Ardudwy, this delightful detached bungalow offers an exceptional opportunity for those seeking a lifestyle by the coast. With three well-proportioned bedrooms, including an en suite to the principal, this property has been thoughtfully improved by the current owners to enhance both comfort and functionality.

The heart of the home is a spacious living area featuring a large lounge/diner, with a cosy wood-burning stove, creating a warm and inviting atmosphere, perfect for both relaxation and entertaining. The kitchen has been recently refitted and has a serving hatch connecting to the lounge and a wealth of quartz worktops.

French doors from the third bedroom lead directly to the private, mature garden, allowing for seamless indoor-outdoor living.

In addition to the main living spaces, this bungalow boasts a versatile home office that can also serve as an occasional fourth bedroom. The property is further complemented by a large workshop and utility shed, providing ample storage and workspace for hobbies or projects.

The exterior of the home is equally impressive, with a generous driveway offering plenty of parking for residents and guests alike. The mature garden is a peaceful retreat, ideal for enjoying the outdoors in privacy and with connections for a hot tub. Moreover, the property is conveniently located within walking distance of the beach, local amenities, and transport links, making it an ideal choice for those who appreciate both convenience and natural beauty.

With sea glimpses adding to its charm, this bungalow is a rare find in a sought-after location. It presents an excellent opportunity for families, retirees, or anyone looking to embrace a coastal lifestyle in a picturesque setting.

- Beautifully presented 3 bedroom detached refurbished contemporary bungalow
- Additional home office/occasional bed 4
- Mature private and sunny garden
- Recently installed en-suite to principal bedroom
- Recently fitted kitchen
- Spacious lounge/diner with log burning stove
- Large workshop/utility/shed
- Walking distance of village amenities, beach and transport links
- Double glazed with gas central heating



Entrance Hall

Spacious and inviting with wood effect laminate flooring and plenty of space for benches, console tables etc, plus access to two large storage cupboards.

Lounge/Diner

18'1" (max) x 20'8" (max) (5.53 (max) x 6.3 (max))

Beautifully presented, light and airy with large bay to the front and further window to the side. There is a natural seating area in front of the log burning stove set on granite hearth with wooden mantle. To the rear is space for a large dining table and chairs close to the serving hatch into the kitchen making entertaining an breeze.

Kitchen

12'11" x 10'2" (3.94 x 3.12)

With a range of wall and base units plus breakfast bar with quartz technistone verde peak worktops and splash backs. Integrated appliances include BOSCH double oven/grill, BOSCH ceramic hob with extractor over and slimline dishwasher. There is space for a washing machine and large American style fridge freezer.

With window and door to the rear.

Principal Bedroom

9'5" x 13'7" (2.88 x 4.16)

Beautifully presented with a range of contemporary built in furniture, window to the garden and door to en-suite.

En-suite Principal Bedroom

9'5" x 5'4" (2.88 x 1.64)

Recently installed with large walk in shower, hand basin in vanity unit and low level WC. Fully tiled with a range of contemporary bathroom furniture.

Bedroom 2

9'10" x 10'11" (3.02 x 3.33)

A spacious double with dual aspect windows and garden view.

Bedroom 3

7'11" x 12'0" (2.42 x 3.68)

A charming double with French doors to the garden, wood effect clic flooring, attractive wood panelling and built in study unit.

Home Office/Bedroom 4

9'1" x 10'6" (2.78 x 3.21)

Cleverly designed this private room accessed from the driveway can double up as a home office and/or bedroom 4. With wood effect clic flooring, built in hidden 'drop down' king sized bed and built in office furniture.

Light and airy with dual aspect windows and door to the front.

Family Bathroom

6'9" x 7'4" (2.08 x 2.24)

With white suite comprising of P shaped bath with shower over, low level WC and hand basin. Fully tiled walls and vinyl floor, heated towel rail and obscure window.

Workshop/Utility/Shed

9'1" x 25'5" (2.77 x 7.75)

A very large and useful shed which doubles up as a utility with plumbing and space for white goods, power and electric.

External

The house is set back behind a lawn and a large driveway leads to the door. To the rear is the charming mature garden with sandstone patio, lawns and trees and shrubs, plus connections for a hot tub. It is very private with a sunny aspect.





Additional Information

The property is freehold and connected to mains electricity, water and drainage. It is fully double glazed with propane gas central heating.







Dyffryn Ardudwy and its Surrounds

I Ffordd Yr Orsaf centrally 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.

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,

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Article 4

Class C3 Primary residence only.

Under Article 4 Direction planning consent is required for:

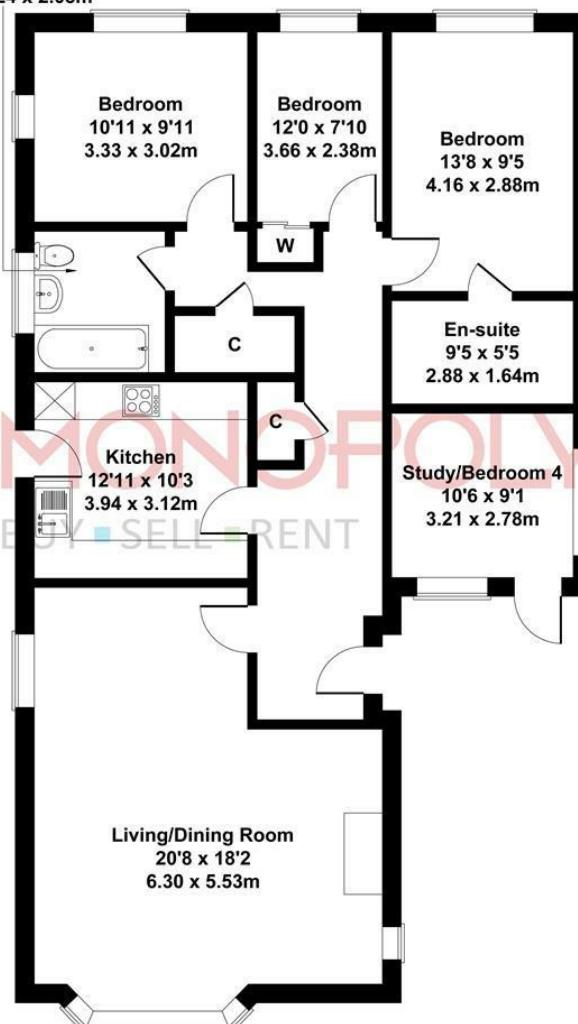
Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;

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.

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Approximate Gross Internal Area
1184 sq ft - 110 sq m
2.24 x 2.08m



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			
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			
EU Directive 2002/91/EC			



1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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