



Y Ddol

Dyffryn Ardudwy | LL44 2EP

£399,950

MONOPOLY[®]

BUY ■ SELL ■ RENT



Y Ddol

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Sea and countryside views, glorious beach in walking distance, transport links on the doorstep and flexible accommodation to suit all tastes and requirements.

Y Ddol is a unique detached dormer bungalow offering a special opportunity for those seeking a delightful coastal home in a village location.

On a generous plot with two reception rooms, four spacious bedrooms and two bathrooms, this property is perfect for families or those looking for ample living space.

The layout of the bungalow is thoughtfully designed to accommodate all ages and mobilities, with bedrooms and bathrooms located on both the ground and first floors. Additionally, the property boasts ample parking, a garage and external store room.

The large kitchen and dining area are perfect for family gatherings, while the sunroom faces the coast and gardens and is perfectly located for enjoying the sea, sunset and garden views.

The gardens are a true highlight, mature and colourful and backing on to fields to the rear. There is a large sweeping driveway, lawns to the front and side plus a charming patio to the rear with a backdrop of trees and fields beyond.

For lovers of the coast, Dyffryn beach is outstanding and just a short walk away, or if visiting by car, its benefits from its own carpark and wooden boardwalk access to the long sandy beach with its impressive backdrop of sand dunes.

With NO ONWARD CHAIN, this property is ready for you to make it your own. Some upgrading is required, which is reflected in the price, allowing you the opportunity to personalise the home to your taste and style.

Situated within walking distance to the beach and local village amenities, and with public transport links (both train and bus) just a short walk from the house, this property is a wonderful family home and a rare chance to own a unique property in a sought-after location.

- Charming and spacious detached dormer bungalow with 4 bedrooms
- Beautiful large plot with mature gardens and sweeping driveway
- Sea views and backing on to fields to the rear located in popular coastal village
- Plenty of parking plus garage and store room
- Two reception rooms plus spacious sun room, large breakfast kitchen plus utility room
- Two bedrooms to the ground floor plus ground floor bathroom
- Two further bedrooms to the first floor, one with en-suite and dressing room
- Well maintained with some upgrading required which is reflected in the price
- Walking distance to sandy beach, bus and train stops and village amenities
- NO ONWARD CHAIN



Sun Room

13'0" x 6'2" (3.98 x 1.9)

Perfectly placed facing the coast, glazed to three sides with sea views, stone flooring, slate roof and French doors to the front garden and door to hallway. This is the main entrance to Y Ddol.

Hallway

The living room opens to the hallway with doors off to the ground floor accommodation and stairs to the first floor. A window provides sea views and there is a large under stairs cupboard.

Living Room

19'9" x 13'10" (6.04 x 4.22)

Light and spacious with sea and garden views through the sun room to the front and garden and tree views to the rear. With a green marble feature fireplace housing coal effect electric fire providing a focal feature.

Dining Room

11'9" x 9'2" (3.6 x 2.8)

With sea and garden views from the large window to the front.

Breakfast Kitchen

14'5" x 8'10" (4.4 x 2.71)

Well equipped with arch way to dining area. With a range of wood effect shaker style wall and base units, built in oven and grill, built in hob with extractor over, space for a fridge and space and plumbing for a dishwasher. Tiled splashbacks and window with garden and tree views.

Utility

10'0" x 6'7" (3.07 x 2.02)

The useful room has base units with counter and sink over, space and plumbing for a washing machine. Accessed from the kitchen with doors to the side patio, store and garage.

Bedroom 1

19'8" x 11'11" (6 x 3.64)

To the first floor with sea views, built in wardrobes and space for a king size bed. Door to en-suite and on to dressing room.

En-Suite Bedroom 1

9'5" x 7'10" (2.89 x 2.4)

With coloured suite comprising of shower, WC and hand basin in vanity unit. Carpeted floor, part tiled walls and built in cupboard. A door leads on to the large dressing room with window to the side and under eaves storage.

Bedroom 2

13'9" x 13'5" (4.2 x 4.1)

Also to first floor, a second king sized room with garden and sea glimpses from the window to the side. There is a plenty of attic storage and an additional WC adjacent.

Bedroom 3

14'11" x 12'5" (4.56 x 3.8)

Located on the ground floor, this king sized room has sea views from the window to the front.

Bedroom 4

10'9" x 9'6" (3.3 x 2.9)

Also on the ground floor, a double room with garden views from the window to the side.

Ground Floor Family Bathroom

7'10" x 5'10" (2.4 x 1.8)

A spacious room with coloured suite comprising of bath, hand basin and WC. Fully tiled walls, wood effect laminate flooring and heated towel rail. Two obscure windows.

First Floor WC and Landing

4'11" x 3'11" (1.5 x 1.2)

Conveniently servicing bedroom 2, located on the





first floor with WC and hand basin. There are tree views from the window to the rear and on the landing there are two large airing cupboards.

Garage and Store Room

16'0" x 9'9" (4.9 x 2.99)

Concertina doors open to the driveway to the front. With window to the side, power and lighting and internal door to the utility. Adjacent is a large single brick store room with window to the rear and shelving and door to utility.

Exterior

One of the stand out features is the generous plot with mature gardens, sea views and large driveway. To the rear is a brick paved patio with sundial flagged feature flooring, built in brick BBQ and shed. A very private area with a backdrop of trees and fields. There is a gated lawned side garden and to the front the drive sweeps up to the side of the house. The large sunny lawned gardens to the front face the coast and are full of colour with mature azaleas, roses, hydrangeas, buddleia, heathers, bluebells, lilac, rosemary and lavender to name a few!

Additional Information

The property is freehold connected to mains electricity, water and drainage. It benefits from some double glazing and heating is electric.

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.

Dyffryn Ardudwy and its Surrounds

Y Ddol 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 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



ANTI-MONEY LAUNDERING CHECKS

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.

IMPORTANT NOTICE

These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst we take reasonable care to ensure that the information provided is accurate and not misleading, buyers should not rely on these particulars as statements or representations of fact and should satisfy themselves by inspection, survey, searches and enquiries through their solicitor.

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,



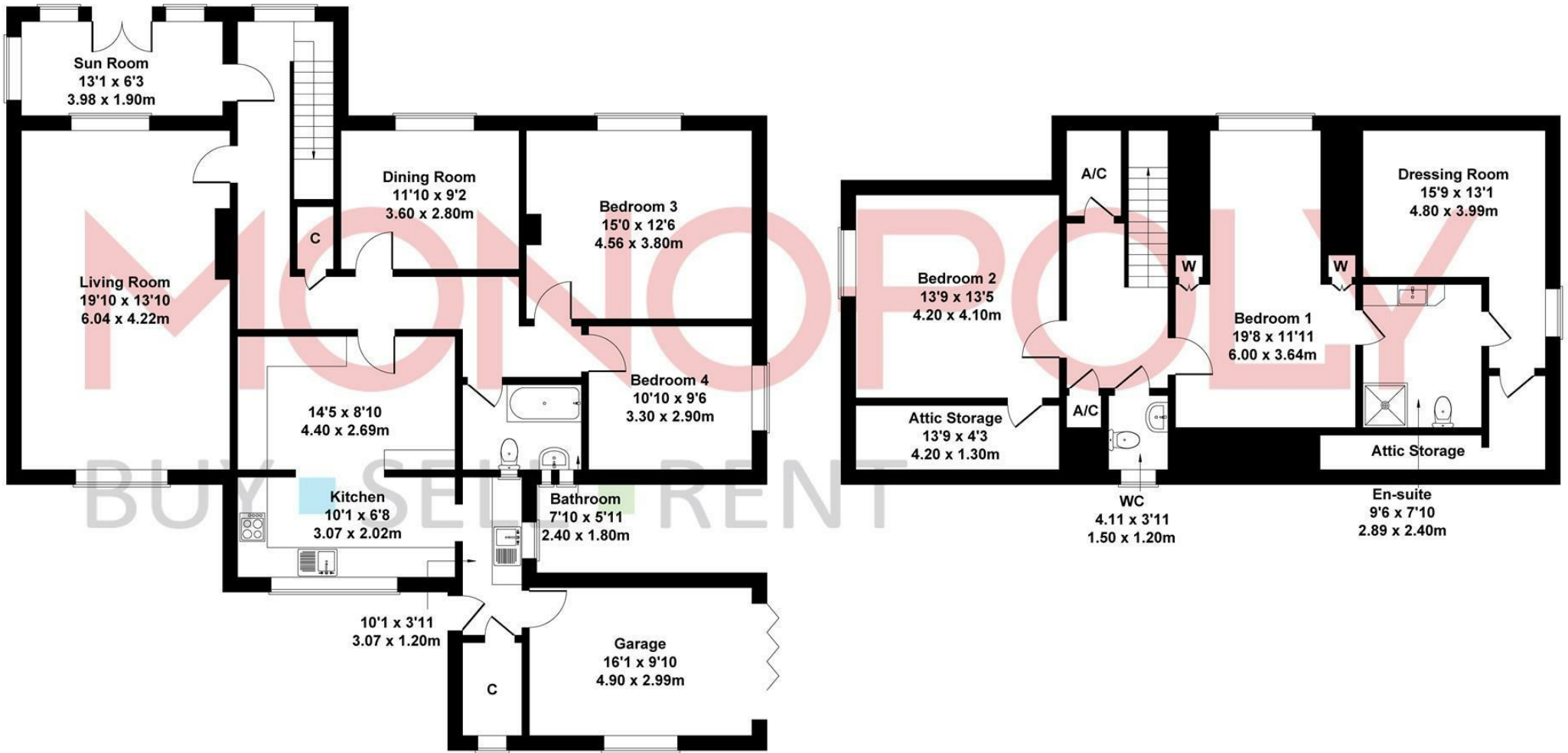


are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.



Y Ddol

Approximate Gross Internal Area
2530 sq ft - 235 sq m



GROUND FLOOR

FIRST FLOOR

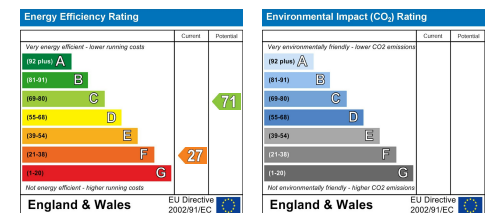
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MONEY LAUNDERING REGULATIONS 2003

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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