



Tom Parry

Noddfa , Dyffryn Ardudwy, LL44 2DH

Offers in the region of £299,950

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Sitting in the charming village of Dyffryn Ardudwy, this splendid four-bedroom townhouse offers a delightful blend of modern living and traditional character. Spanning four floors, the property provides ample space for families or those seeking flexible living arrangements. Each of the four bedrooms is generously sized, ensuring comfort and privacy for all occupants.

The townhouse boasts three well-appointed bathrooms, making morning routines a breeze and accommodating guests with ease. Recently painted and fitted with new carpets, the interior exudes a fresh and inviting atmosphere, ready for you to make it your own. There is an open plan kitchen/snug to the ground floor and an additional lounge on the first floor.

One of the standout features of this property is the enclosed rear garden, providing a safe and tranquil outdoor space for relaxation, gardening, or entertaining. Whether you are enjoying a quiet evening under the stars or hosting a summer barbecue, this garden is sure to enhance your living experience.

With its prime location in Dyffryn Ardudwy, you will find yourself surrounded by the stunning natural beauty of the Welsh countryside, while still being conveniently close to local amenities. This townhouse is not just a house; it is a place where memories can be made and cherished for years to come. It is versatile and adaptable and able to accommodate the growing and changing needs of it's owners.

Noddfa is being sold with the added advantage of no onward chain and is move in ready.

Don't miss the opportunity to view this exceptional property and envision your future in this lovely home.

GROUND FLOOR

SNUG

4.48 x 2.97 (14'8" x 9'8")

Window to front aspect, feature fireplace, open into

KITCHEN

3.20 x 4.40 (10'5" x 14'5")

Fitted with a range of wall and base units comprising sink and drainer unit, space and plumbing for dishwasher, electric double oven with hob and extractor hood above, laminate worktops, tiled splashback, window to rear, stairs leading to first floor, door to outside

CLOAKROOM

1.95 x 1.23 (6'4" x 4'0")

Fitted with low level w.c. and wash hand basin

FIRST FLOOR

HALLWAY

Door leading to alternative front entrance and porch, newly carpeted stairs leading to second floor, internal doors leading to

LOUNGE

3.68 x 3.24 (12'0" x 10'7")

Feature open fireplace with painted wooden surround and slate hearth, window to front aspect

BEDROOM 4/STUDY

2.74 x 3.36 (8'11" x 11'0")

Currently being used as a home office with window to rear aspect, laminate flooring, door leading to

UTILITY ROOM/EN-SUITE

2.70 x 1.27 (8'10" x 4'1")

Potential en-suite to bedroom 4 but currently being used as a utility room with space and plumbing for washing machine

SECOND FLOOR

LANDING

Stairs leading to third floor, doors leading to

BEDROOM 2

2.91 x 3.55 (9'6" x 11'7")

Window to rear aspect, newly fitted carpet

BEDROOM 1

3.02 x 3.24 (9'10" x 10'7")

Window to front with far reaching sea views, laminate flooring

FAMILY SHOWER ROOM

2.00 x 1.78 (6'6" x 5'10")

Recently refitted family bathroom comprising corner shower

cubicle with overhead shower, low level w.c., wash hand basin with vanity drawer below, fully tiled walls, chrome heated towel rail, vinyl flooring, obscured window to front

THIRD FLOOR

LANDING

Doors leading to

BEDROOM 3

3.63 x 2.68 (11'10" x 8'9")

Skylight window, built in storage

BATHROOM

3.01 x 1.91 (9'10" x 6'3")

Comprising panelled bath, low level w.c., wash hand basin, generous walk in shower cubicle, fully tiled walls, exposed beams, Velux window

EXTERNAL

To the front of the property there are 2 entrances.

One leads from the path level directly into the snug/kitchen - convenient for everyday living.

The second is via a stone flight of steps taking you directly into the first floor of the property via a recently upgraded entrance door.

There is a small stone storage area for bins to the front.

The rear garden can be accessed directly from the property and is laid mainly to lawn with mature planting.

The garden has been terraced for easy maintenance and steps lead to a paved patio at the top perfect for alfresco dining. Stone and wooden storage facilities.

LOCATION

The property is located in the heart of Dyffryn Ardudwy - a coastal village located on the western fringe of the Snowdonia National Park. The area is well known for its sandy beaches and beautiful sunsets and is popular with visitors seeking relaxation, beautiful walks and stunning vistas. It has good local amenities including a post office, school, village hall, shops, cafes, petrol station and art gallery. It has regular bus services and a railway station with links to the local towns of Barmouth and Porthmadog, and extending to the Midlands and beyond.

SERVICES

Mains water, drainage and electricity.
LPG central heating.

MATERIAL INFORMATION

Freehold property of stone construction.
Main residence
Gwynedd Council tax band C







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

EPC Awaited



Floor plan Awaited