

Tom Parry

1 Bryn Bach Dyffryn Ardudwy, Dyffryn Ardudwy, LL44 2DR

£150,000

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A beautifully maintained two-bedroom cottage set within the coastal village of Dyffryn Ardudwy, offering an inviting full-time home with exceptional outdoor space and far-reaching sea views from the garden across Cardigan Bay. Compact yet wonderfully cared for, this property delivers comfort, charm and practicality in equal measure.

In summary the cottage provides

A double and single bedrooms upstairs, each with a peaceful outlook

Neat, modern shower room on the first floor

Open-plan living and kitchen area downstairs, creating a warm and sociable everyday space

Low maintenance property with no work required

Without a doubt the key highlight of the property is the external space. The property enjoys a surprisingly generous garden, beautifully positioned to capture the sweeping coastal views over Cardigan Bay. This outdoor space offers excellent potential for planting, seating areas or simply enjoying the tranquillity of the location — a standout feature for a home of this size.

GROUND FLOOR

ENTRANCE PORCH
Laminate flooring, cloaks area, door leading into

LOUNGE/DINER/KITCHEN
5.82 x 2.70 (19'1" x 8'10")
Open plan layout - clever use of space with dining area and under seat storage into window recess, lounge with night storage heater and exposed painted stone wall leading into kitchen - fitted with a range of wall and base units including circular sink and drainer unit, integrated electric oven with hob and extractor hood above, space plumbing for washing machine, tiled splash back, wooden work tops, door and window to rear, stairs leading to first floor

FIRST FLOOR

LANDING
Doors leading to

BEDROOM 1
2.66 x 2.39 (8'8" x 7'10")
Window to front, carpeted

BEDROOM 2
2.69 x 4.64 (8'9" x 15'2")
Window to rear, sky light window, carpeted

SHOWER ROOM
White suite comprising corner shower cubicle, low level w.c, wash hand basin, space saving sliding door

EXTERNAL
A shared driveway in front of the cottage leads to the delightful private garden of the property.
There is ample off road parking facilities which leads onto the generous garden space currently laid mainly to lawn with mature fruit trees. Surrounded by stone walling there are stunning sea views over Cardigan Bay from the top of the garden - the perfect place to dine alfresco or star gaze over the winter months.

LOCATION
The property is located in the village 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

MATERIAL INFORMATION
Freehold property of stone construction
Primary residence
Gwynedd Council tax band C













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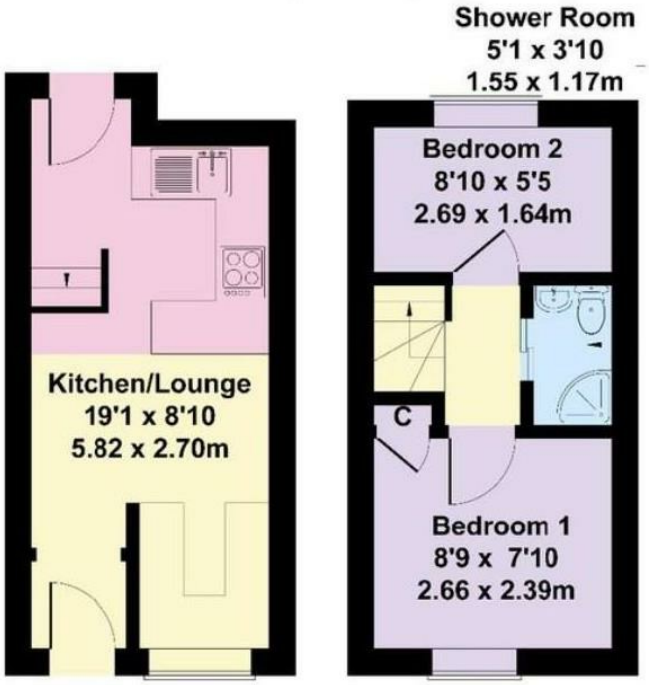
Approximate Gross Internal Area
344 sq ft - 32 sq m





1 Bryn Bach
DYFFRYN ARDUDWY
LL44 2DR

Energy rating
C

Valid until	Certificate number
13 November 2032	9290-2274-2390-2892-3141

Property type	end-terrace house
Total floor area	42 square metres

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.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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