



Tom Parry

Hen Tyddyn Du , Bontddu, LL40 2UA

£599,000

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Croeso i Hen Tyddyn Du - an exceptional detached house where time slows and tranquillity reigns. Hidden away from the road, and set amid breath taking scenery, it isn't until you arrive at the house that the views first make themselves known. Benefitting from an elevated position the estuary and mountains views are truly - simply - stunning.

Set within a generous three acres of land, the home constructed in 2004 provides a sense of privacy and quiet contentment, allowing you to escape the hustle and bustle of everyday life. The breath taking 180 degree views are a true highlight, offering an organic backdrop that changes with the seasons, ensuring that you are always surrounded by natural beauty.

The property benefits from a large lounge, kitchen/diner, 4 bedrooms, 3 bathrooms and a games room. All rooms are flooded with natural lights and the generous room sizes throughout the property create an inviting atmosphere, perfect for both relaxation and entertaining. Each room is designed to maximise comfort and functionality, making it easy to envision your life in this splendid home.

The secluded location further enhances the appeal of Hen Tyddyn Du, providing a peaceful retreat while still being within reach of local amenities and attractions. This property is not just a house; it is a sanctuary that promises a lifestyle of comfort, elegance, and connection to nature.

If you are seeking a unique opportunity to own a piece of paradise in Snowdonia, Hen Tyddyn Du is a must-see.

Accommodation comprises: (all measurements are approximate)

Entrance door into

LOWER GROUND FLOOR

ENTRANCE HALLWAY

Solid wooden floor, impressive wooden staircase leading to first floor living areas, large storage cupboard, radiator, doors leading to

BEDROOM 1

3.77 x 3.90 (12'4" x 12'9")

Window to front aspect, radiator, fitted carpet

BEDROOM 2

2.89 x 3.12 (9'5" x 10'2")

Window to front aspect, radiator, fitted carpet

BEDROOM 3

2.88 x 3.34 (9'5" x 10'11")

Window to front aspect, radiator, fitted carpet

SHOWER ROOM

Comprising shower cubicle, wash hand basin, low level w.c., obscured window to side, partially tiled walls and tiled floor

GROUND FLOOR

KITCHEN/DINER

4.05 x 5.06 (13'3" x 16'7")

Fitted with a comprehensive range of wooden wall and base units including cooker, 5 ring hob with extractor hood above, 1 1/2 sink and drainer unit, laminate worktops, integrated fridge/freezer, large pantry cupboard, tiled floor, tiled splash backs, window to rear with stunning estuary views, dining area, radiator, archway into

LOUNGE

10.12 x 4.85 (33'2" x 15'10")

Superbly generous and light space with double sets of sliding patio doors to rear patio encapsulating the breath taking estuary views, wooden floor, feature log burning stove with stone surround and wooden lintel, two radiators, extra window to side, door leading to

INNER HALLWAY

Doors leading to

BATHROOM

3.06 x 3.66 (10'0" x 12'0")

Fitted suite comprising corner bath, separate shower cubicle, low level w.c., wash hand basin with vanity unit and drawers below and mirror above, fully tiled walls, radiator, vinyl floor, feature arch window

SEPARATE W.C.

With wash hand basin, partially tiled walls, obscured window, radiator

BEDROOM 4

3.07 x 3.10 (10'0" x 10'2")

Window to front aspect, radiator, fitted carpet

GAMES ROOM

3.94 x 4.20 (12'11" x 13'9")

Flexible space, currently being used as a games room with dual aspect windows to front and side, wooden floor, radiator

EXTERNAL

A single track well made track leads to the property, approximately half a mile up from the main road.

The total plot size is approximately 3 acres and includes woodland, fields and garden areas. The views cannot be over stated - they are simply stunning in all directions from the property, taking in the Mawddach Estuary and the Cader Idris mountain range.

Ample car parking facilities for several vehicles including larger ones such as a motorhome, caravan or boat.

Gas tank.

LOCATION

The property is located on the edge of the village of Bontddu, half way between the coastal resort of Barmouth and the historic town of Dolgellau. Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breath taking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax. For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.

SERVICES

Mains water, drainage and electric.

Gwynedd Council Tax band - F

Freehold property of standard construction

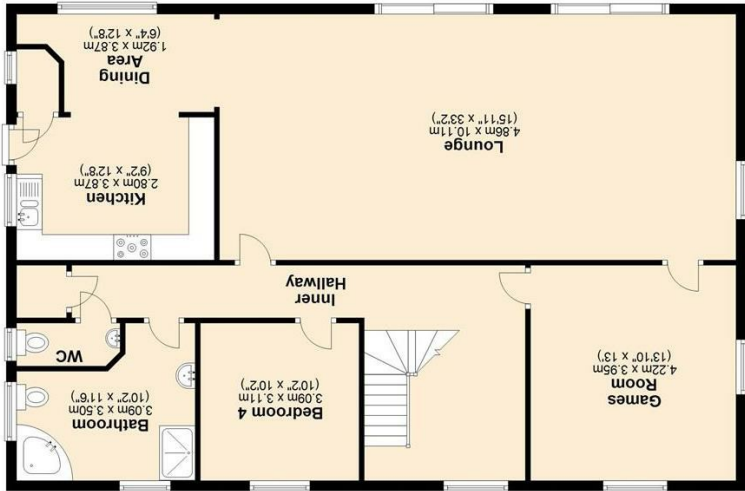




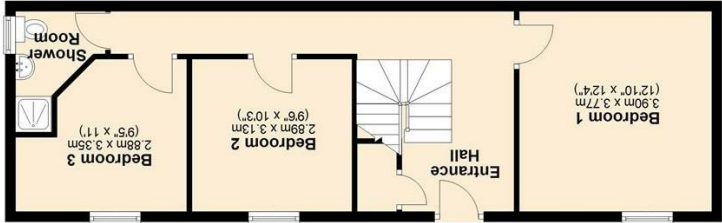


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

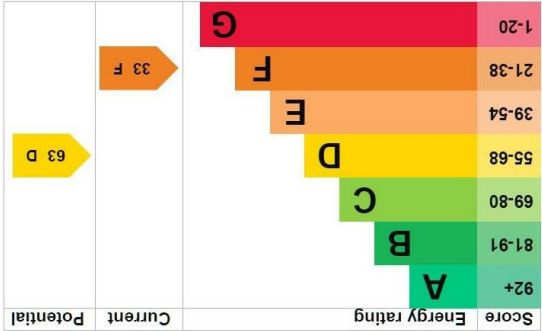
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.



Ground Floor



Lower Ground Floor



The graph shows this property's current and potential energy rating.

