



**Tom Parry**

Bryn Morfa Dyffryn Ardudwy, Dyffryn Ardudwy, LL44 2DB

**£249,995**

## Bryn Morfa Dyffryn Ardudwy, Dyffryn Ardudwy, LL44 2DB

Charming south facing, two-bedroom stone-built semi-detached cottage, dating back to 1846, offering an excellent opportunity for buyers looking to put their own stamp on a property. Rich in character, the home features a cosy living room with exposed stonework and a feature fireplace, creating a warm and inviting space with plenty of potential.

The kitchen/diner offers a functional layout with scope for modernisation and redesign to suit individual tastes. Upstairs, there are two well-proportioned bedrooms filled with natural light, along with a family bathroom that has been recently updated to a high standard.

Externally, the property enjoys a generously sized, private garden, ideal for outdoor relaxation or future landscaping improvements, as well as off road private parking.

Situated in a desirable location close to local amenities, transport links, and countryside walks, this cottage presents a fantastic renovation opportunity for first-time buyers, investors, or those seeking a characterful home to improve and add value to. Early viewing is recommended.

Accommodation comprises: ( all measurements are approximate )

Entrance door leading into

### GROUND FLOOR

#### ENTRANCE PORCH

1.6 x 1.6 (5'2" x 5'2")

uPVC entrance door and two uPVC windows fitted over stone walls, traditional tiles to floor.

#### LOUNGE

4.2 x 2.8 (13'9" x 9'2")

Feature stone fireplace with wood burning stove and former bread oven on slate hearth, electric heater, original ceiling beams, laminate flooring, window to front aspect over looking garden

#### KITCHEN

2.3 x 2.9 (7'6" x 9'6")

Feature beams to ceiling, range of wall and base units including double stainless steel sink and drainer unit, solid fuel range cooker, built-in electric hob and extractor fan, tiled worktops, tiled floor, under stairs storage, windows to rear aspect

#### DINING AREA

2.8 x 3.5 (9'2" x 11'5")

Window to front aspect, feature Aga stove, partially wood-panelled walls, feature beams to ceiling, tiled flooring, fitted cupboard underneath window-ledge.

### FIRST FLOOR

#### BEDROOM 1

3.0 x 4.2 (9'10" x 13'9")

Windows to front aspect with lovely, far reaching sea views, fitted carpet, electric heater

#### BEDROOM 2

2.3 x 3.7 (7'6" x 12'1")

Window to front with far reaching sea views, fitted carpet, radiator, built in storage cupboard

#### BATHROOM

2.2 x 2.0 (7'2" x 6'6")

Laminate flooring, modern fitted white suite comprising: bath, sink with storage cupboard

underneath, low level W/C, chrome heated towel rail, uPVC window to rear aspect with modesty glass.

#### SERVICES

Water and waste water; electricity

#### EXTERNAL

A single track leads to the property which has a private parking area to the side, spacious enough for 2 vehicles.

The enclosed, mature south facing garden to the front of the property is a true highlight, offering huge potential.

Garden shed.

#### LOCATION

Dyffryn Ardudwy is 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.

#### MATERIAL INFORMATION

Freehold property of stone construction. Currently classed as second home for Article 4 purposes and to this end can be used as a primary residence, second home or holiday let. Gwynedd Council tax band C



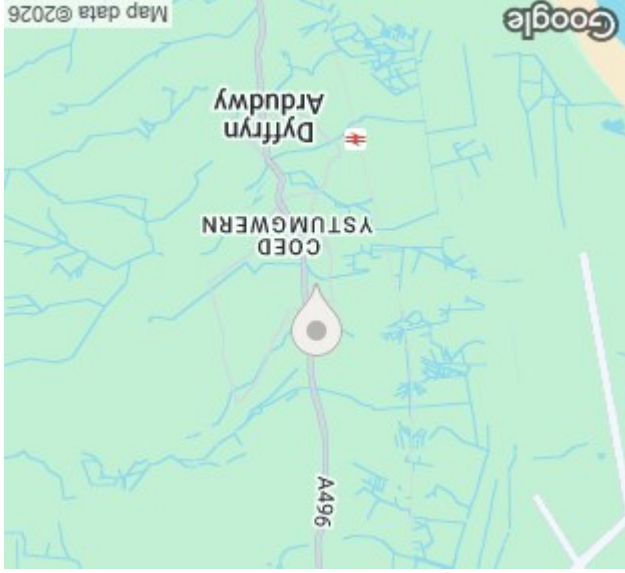




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor plan Awaited