



Tom Parry

57 Bro Enddwyn, Dyffryn Ardudwy, LL44 2BG
Offers in the region of £265,000

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57 Bro Enddwyn presents a delightful opportunity to acquire a charming detached, two bedroomed bungalow. The property has been updated and remodelled to the highest of standards. The current layout is semi open -plan, with all rooms being well-proportioned and flooded with natural light. This stylish bungalow is an ideal choice for couples or smaller families, seeking a peaceful retreat.

One of the standout features of the property is its' stunning sea views over Cardigan Bay and beyond which can be enjoyed from bedroom and kitchen windows. The rear garden, backing onto open fields, is another highlight, offering a perfect space for outdoor relaxation or entertaining guests. The addition of a conservatory further enhances the living experience, providing an additional living room and a bright and airy space to enjoy the garden, regardless of the weather.

The addition of the garden room offers valuable, versatile ancillary space which could be used as a home office, studio or even a third bedroom for visiting family and friends.

Parking is convenient with space for two vehicles, ensuring ease of access to the property. The quiet location further enhances the appeal, allowing for a serene lifestyle while still being within reach of local amenities.

This bungalow is not just a home; it is a sanctuary where one can unwind and appreciate the picturesque landscape. With its combination of comfort, stunning views, and a lovely garden, 57 Bro Enddwyn is a property that truly deserves your attention.

Accommodation comprises : (all measurements are approximate)

Front entrance door into

ENTRANCE PORCH

1.0 x 1.2 (3'3" x 3'11")

uPVC front door leading into porch area and internal wooden door leading into:

LOUNGE

3.4 x 5.3 (11'1" x 17'4")

Carpeted, large picture window to front, feature fireplace, two radiators, TV point, open to

DINING AREA

4.2 x 2.2 (13'9" x 7'2")

Carpeted, radiator, open to

KITCHEN

3.0 x 2.6 (9'10" x 8'6")

Fitted with a comprehensive range of white wall and base units. Space for single electric cooker with extractor hood above. Space for washing machine, 'fridge and freezer, dishwasher. Stainless steel sink and drainer unit with mixer taps, laminate worktops, radiator, uPVC window with stunning panoramic views over Cardigan Bay and beyond, door to

CONSERVATORY

3.3 x 3.0 (10'9" x 9'10")

An additional carpeted living space with stunning countryside and sea views, carpeted, radiator, double doors leading into garden.

HALLWAY

2.2 x 1.0 (7'2" x 3'3")

Carpeted, doors leading to

BEDROOM 1

3.4 x 3.5 (11'1" x 11'5")

Generous storage facilities including full height wardrobes, over head storage cupboards,, fitted carpet, radiator. uPVC window to front aspect.

BEDROOM 2

3.4 x 3.2 (11'1" x 10'5")

Fitted carpet, radiator, uPVC window to rear aspect with sea views.

SHOWER ROOM

Vinyl flooring. Fitted with large modern walk-in shower cubicle with electric shower, wash hand basin and low

level w.c., built into storage cabinets, partially tiled walls, wall mounted mirrored cabinet, obscured window to side aspect.

STUDY/GARDEN ROOM

4.85 x 2.61 (15'10" x 8'6")

Offering flexibility and potential to be used as an office, studio or third bedroom for visiting guests

EXTERNAL

The property sits in an elevated position at the top of a quiet cul de sac on the edge of the popular residential estate. It has open fields to the rear with spectacular sea views.

There is a small low maintenance garden to the front and a driveway with parking for two vehicles.

A true highlight of this property is the rear garden. The is a perfect spot to soak up the amazing views. Dine al fresco here during the summer months or star gaze throughout the winter!

Mature planting, rich in colour and seating areas.

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.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

MATERIAL INFORMATION

Freehold property.

Standard construction.

Gwynedd Council Tax band D

For Article 4 purposes house is primary residence



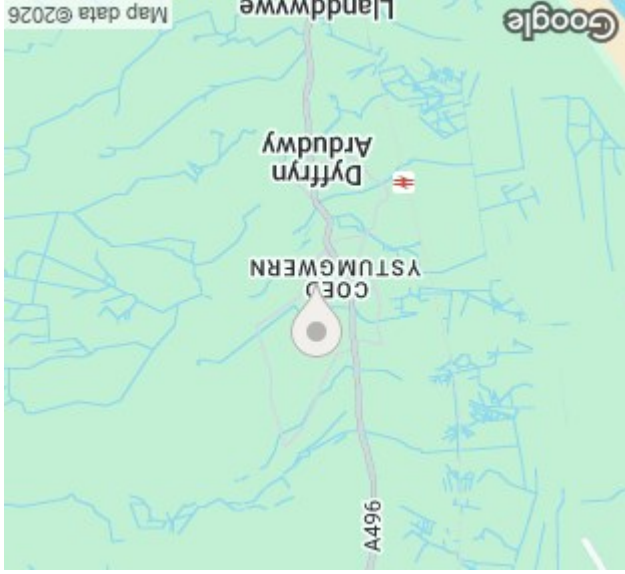




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Property type	
Detached bungalow	
Total floor area	
71 square metres	
Energy rating	Valid until
	31 July 2028
57, Bro Enddwyn DYFFRYN ARDUWY LL44 2BG	Certificate number 0698-4054-7208-5998-5970



Floor plan Awaited