



Tom Parry

Ty Canol 2 Tai Canol, Dyffryn Ardudwy, LL44 2DB

£169,950

Ty Canol 2 Tai Canol, Dyffryn Ardudwy, LL44 2DB

Ty Canol is a pretty 2 bedroom mid terraced cottage, located on the outskirts of Dyffryn Ardudwy. It benefits from a new roof in 2014 and was re wired in 2006. It has retained much of the character of the original property which is approximately 200 years old including original ceiling beams and a stone inglenook fireplace in the lounge. It is sunny and bright with a large garden. Viewing is highly recommended.

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. It has good local amenities including a post office, school, village hall, shops, petrol station and public house/hotel. 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.

The Accommodation comprises (all measurements are approximate)

Entrance door into

GROUND FLOOR

HALL

Wooden flooring, stairs to first floor, door into

KITCHEN/LOUNGE

3.30 x 5.44 (10'9" x 17'10")

Solid oak flooring and open plan layout with dual aspect windows to front and rear, original ceiling beams, feature multi fuel stove set in inglenook fireplace with former bread oven to side, kitchen area comprising a range of wall and base units including sink and drainer unit, space and plumbing for washing machine, "New World" electric cooker with double oven and ceramic hob, space for fridge, laminate worktops, tiled splash back, door leading to

SHOWER ROOM

Fitted with shower cubicle, low level w.c., wash hand basin, partially tiled walls, tiled floor, obscured window to rear, wall heater, extractor fan

FIRST FLOOR

LANDING

Fitted carpet, panel radiator, loft access, doors leading to

BEDROOM 1

2.94 x 4.48 (9'7" x 14'8")

Feature stone fireplace, window to front with lovely sea and garden views, wooden floor, built in storage, panel radiator

BEDROOM 2

2.89 x 2.50 (9'5" x 8'2")

Window to rear, wooden floor, panel radiator

EXTERNAL

A communal path leads to the front of the property with a small walled patio on which to sit and relax. A few feet along the path is the entrance to the sizeable and safe, mature garden including 2 outbuildings with power and light.

The garden is laid mainly to lawn and includes mature fruit trees, colourful planting, green house and a derelict pig sty.

SERVICES

Mains water, drainage and electricity.

Council Tax band C







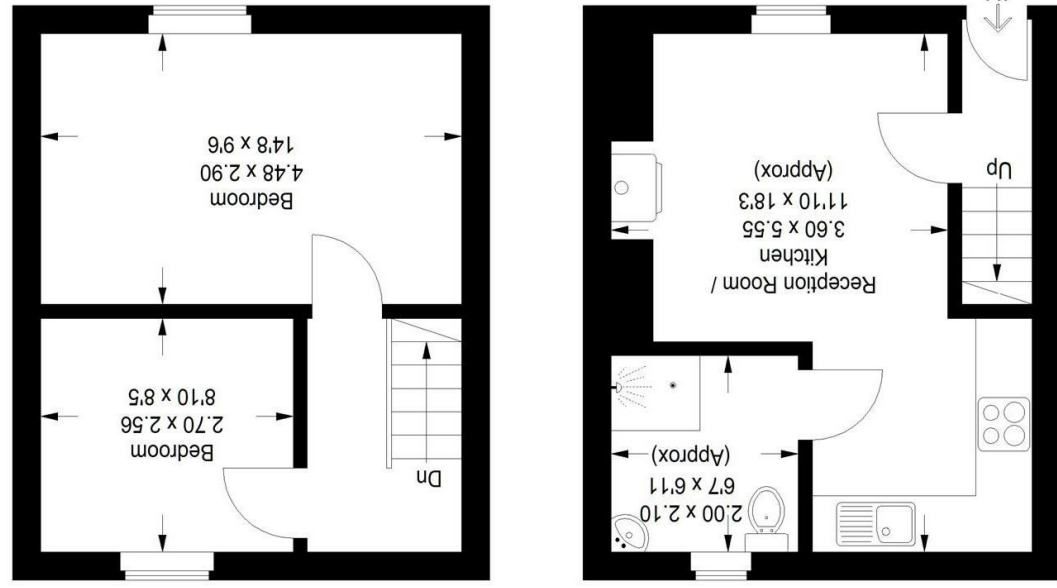
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



<p>Energy rating</p>	<p>2 Tai Canol DYFFRYN ARDUDWY L44 2DB</p>
	<p>Valid until 31 July 2032</p>
<p>Certificate number 0310-2701-9130-2922-4805</p>	

Ty Canol, 2 Tai Canol, Dyffryn Ardudwy, L442DB

Approximate Gross Internal Area
50.1 sq m / 539 sq ft



Ground Floor = 25.1 sq m / 270 sq ft
First Floor = 25 sq m / 269 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

