



**Tom Parry**

Tyn Y Coed , Dyffryn Ardudwy, LL44 2DA

**£599,950**

# Tyn Y Coed , Dyffryn Ardudwy, LL44 2DA

Tucked between the mountains of Eryri and the sweeping coastline of Cardigan Bay, Tyn Y Coed is an exceptional Welsh stone longhouse dating back more than 200 years.

Originally a traditional diary, the property has been sympathetically restored to create a home of immense warmth, character and understated luxury - where exposed beams, ancient stonework and handcrafted textures blend seamlessly with elegant contemporary living.

Set within approximately 1.5 acres of private gardens and grounds, the property unfolds through a series of beautifully atmospheric spaces designed for both peaceful retreat and entertaining. Multiple reception rooms, features fireplaces and a stunning country kitchen combine to create a home that feels both refined and deeply authentic.

The principle suite enjoys elevated views towards Cardigan Bay, while the additional bedrooms and bathrooms provide excellent flexibility for family life, guests or multi-generational living.

Outside, landscaped gardens, sheltered seating areas and outdoor entertaining spaces embrace the surround scenery and tranquil atmosphere. A self contained cabin and extensive parking for vehicles, boats or motorhomes further enhance the versatility of the property.

Positioned on the edge of the sought-after coastal village of Dyffryn Ardudwy - just moments from sandy beaches, spectacular walking routes and the dramatic landscapes of Eryri National Park - Tyn Y Coed offers a rare opportunity to enjoy a slower, more connected way of life in one of North Wales' most beautiful settings.

Despite its peaceful rural feel, the property remains exceptionally well connected, with nearby rail links providing direct access towards Birmingham International and beyond, together with local bus routes serving the surrounding coastline and communities. The area is well regarded for its local schools, making the

## GROUND FLOOR

### RECEPTION

2.54 x 4.26 (8'3" x 13'11")

Slate floor, multi fuel burning stove, window to front, stairs leading to first floor, vertical radiator, door leading to

### CLOAKROOM/STORAGE

With low level w.c., wash hand basin, generous storage facilities, window to rear

### LOUNGE

5.82 x 3.63 (19'1" x 11'10")

Multi fuel burning stove, solid wooden floor, two windows to front aspect, one window to rear aspect, double doors opening into side patio, two vertical radiators, stairs leading to first floor, door leading to

### UTILITY ROOM

1.77 x 2.07 (5'9" x 6'9")

Space and plumbing for washing machine, tiled floor, door leading to outside

### DINING ROOM

5.12 x 2.96 (16'9" x 9'8")

Feature fireplace with inset multi fuel burning stove, exposed and painted stone walls, window to front, radiator, solid wooden floor, feature ceiling beams, large storage cupboard, door leading to

### KITCHEN

5.07 x 4.08 (16'7" x 13'4")

Beautifully blended mix of character and contemporary the kitchen comprises of wooden wall and base units, inset "Belfast" sink, "Toledo" cooking range, 6 ring electric hob, granite worktops, mobile breakfast bar with wooden worktop, exposed ceiling beams and original stonework, stone floors, vertical radiator, 2 velux windows, window to front, door leading to outside

## FIRST FLOOR

### LANDING

Doors leading to

### FAMILY BATHROOM

Contemporary white suite comprising panelled bath with shower above, wash hand basin, low level w.c. with concealed cistern, fully tiled walls, ladder towel rail, large storage cupboard, obscured window to rear

### BEDROOM 2

3.37 x 2.10 (11'0" x 6'10")

Fitted carpet, window to rear, radiator

### BEDROOM 3

2.77 x 3.49 (9'1" x 11'5")

Fitted carpet, window to front with far reaching sea views, radiator

### BEDROOM 4

2.74 x 2.81 (8'11" x 9'2")

Window to front with far reaching sea views, fitted carpet, radiator, mirrored wardrobes with sliding doors, door leading to

### EN-SUITE

Comprising shower cubicle, low level w.c. with concealed cistern, wash hand basin, fully tiled walls, ladder towel rail, wall mounted mirrored cabinet, obscured window to front

### MASTER BEDROOM SUITE

4.39 x 3.44 (14'4" x 11'3")

Accessed via stairs from lounge, and comprising integrated wall to wall wardrobes with mirrored doors, 2 windows to front with sea views over Cardigan Bay, fitted carpet, TV point, vertical radiator, sliding door to

### EN-SUITE SHOWER ROOM

Stylish walk in shower, low level w.c., wash hand basin with storage drawers below, fully tiled walls and floor, wall mounted mirrored cabinet, heated towel rail, obscured window to rear

### EXTERNAL

The external spaces - a mixture of lawns, patios, stone walling and an extra plot of land - are as captivating as the inside and flow harmoniously with the home.

In addition there is a self contained log cabin - a flexible and versatile addition to the property. and an outdoor kitchen ready for al fresco dining.

Ample car parking spaces are available and the total external space is approximately 1.5 acres.

Dotted throughout are various seating areas in which to enjoy the gardens - with their mature planting, textured finishes and well kept lawns.

LPG tank.

Generous garage with loft storage space, plumbing for washing machine, electrics, workshop area and electric door.

### SERVICES

Mains water, drainage and electricity.

Gwynedd council tax band F

### ADDITIONAL INFORMATION

Freehold property of standard construction.

### LOCATION

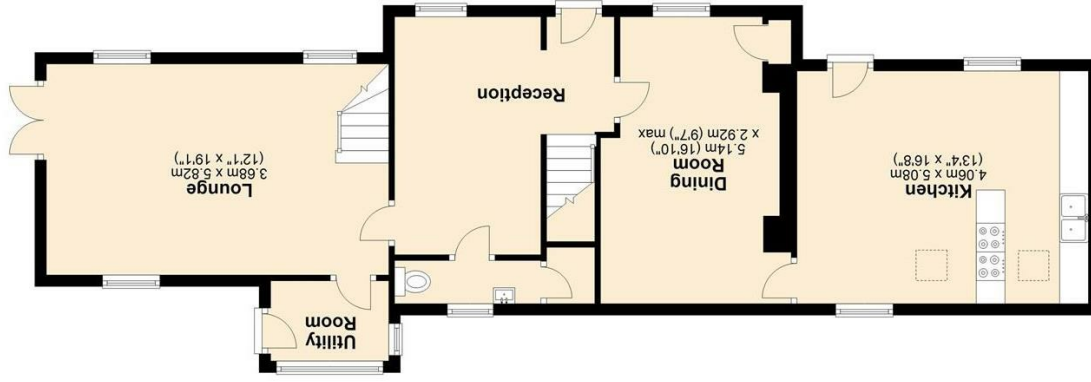
Dyffryn Ardudwy is a coastal village located on the western fringe of the Snowdonia National Park. The area is well known for its sandy beaches and beautiful sunsets and is popular with visitors seeking relaxation, beautiful walks and stunning vistas. It has good local amenities including a post office, 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.







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.



EPC Awaited

