



# Tom Parry

46 Bro Enddwyn, Dyffryn Ardudwy, LL44 2BG

£249,950



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46 Bro Enddwyn presents a delightful opportunity to acquire a charming detached, two bedroomed bungalow. All rooms are well-proportioned and flooded with natural light, making it an ideal choice for couples or smaller families, seeking a peaceful retreat.

One of the standout features of this bungalow is its stunning sea views over Cardigan Bay and beyond which can be enjoyed from the generous picture windows in both the kitchen and living room. The spacious garden 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.

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, 46 Bro Enddwyn is a property that truly deserves your attention.

Accommodation comprises : ( all measurements are approximate )

Side entrance door into

## KITCHEN/DINER

2.59 x 5.77 (8'5" x 18'11")

Fitted with a comprehensive range of wall and base units including integrated double oven with hob and extractor hood above, integrated dishwasher, stainless steel sink and drainer unit, laminate worktops, radiator, dual aspect windows with stunning panoramic views over Shell Island and Cardigan Bay beyond, door to

## LOUNGE

3.65 x 6.45 (11'11" x 21'1")

Large picture window to front encapsulating the amazing views over Cardigan Bay and beyond, feature fireplace with inset electric "log burning stove ", two radiators, fitted carpet, door leading to

## INNER HALLWAY

Loft access with pull down stairs - loft space measuring 6.85m x 2.47m with Velux window  
Large storage cupboard  
Doors leading to

## BEDROOM 1

4.52 x 3.19 (14'9" x 10'5")

Generous storage facilities including full height wardrobes, over head storage cupboards, and chest of drawers, fitted carpet, radiator, door leading to conservatory

## BEDROOM 2

3.65 x 3.00 (11'11" x 9'10")

Fitted carpet, radiator, door leading to conservatory

## BATHROOM

Fitted with coloured suite comprising corner bath with shower above, wash hand basin, low level w.c., tiled walls, wall mounted mirrored cabinet, obscured window to side

## CONSERVATORY

2.14 x 5.98 (7'0" x 19'7")

An additional living space with laminate flooring, fitted roof blinds, two radiators, double doors leading into garden, door leading to

## STUDY

2.33 x 2.10 (7'7" x 6'10")

Fitted with L shaped desk, wall and base units, laminate flooring, window overlooking rear garden, door into

## UTILITY ROOM

2.10 x 2.90 (6'10" x 9'6")

Plumbing for washing machine, base unit, work top, "Worcester" boiler, door into

## CLOAKROOM

with low level w.c. and wash hand basin.

## EXTERNAL

The property sits in an elevated position at the end of a quiet cul de sac on the edge of the popular residential estate. It has open fields to the side and rear. There is a small low maintenance garden to the front and a driveway leading to covered car port with parking for two vehicles.

A true highlight of this property is the rear garden. At the very top sits a summer house in the 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, with paths and gazebo complete the spacious and peaceful garden. Shed and oil tank.

## 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.

## ADDITIONAL INFORMATION

Freehold property.  
Gwynedd Council Tax band D





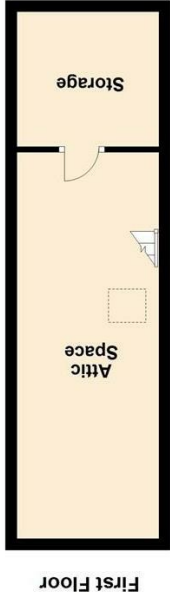
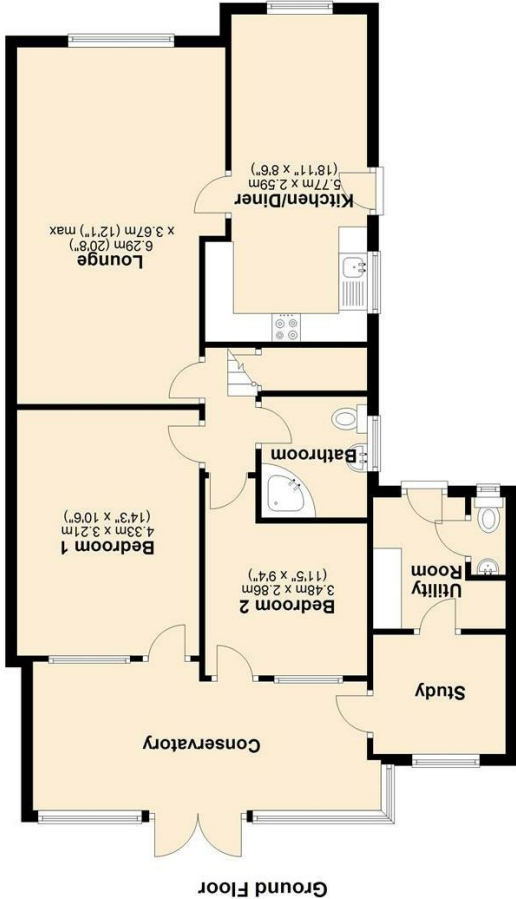






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Property type		Detached bungalow		Total floor area
46 Eirian Cwrtyn, Ardudwy LL44 3BD		Energy rating		61 square metres
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		Valid until: 15 April 2025		
		Certificate number: 9735-9424-5409-0355-0292		

