



Tom Parry

1 Borthwen , Dyffryn Ardudwy, LL44 2ES

£375,000

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1 Borthwen can rightfully claim the distinction of the picture perfect postcard cottage. Nestled in a peaceful area of the village, yet only 20 minutes walk to the beach, the cottage has been respectfully renovated throughout and has been tastefully adapted for modern living whilst retaining all the character, history and personality of the property. First impressions sets the bar high, and on entering the cottage you will not be disappointed - the quality and finish of the home is unrivalled. This ultimate haven is the place to design the rest of your life, and will truly flourish by being lived in and loved by you.

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.

The Accommodation comprises (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALLWAY

Stone floor, understairs storage cupboard, doors into

LOUNGE

5.39 x 3.04 (17'8" x 9'11")

Large stone inglenook fireplace with inset multi fuel burning stove, bread oven, original ceiling beams, stone floor, window to front overlooking garden

SNUG

2.03 x 3.87 (6'7" x 12'8")

Feature fireplace with inset electric fire, window to front overlooking garden, stone floor, cast iron radiator, doorway to

INNER HALLWAY

Stairs leading to first floor, stone steps leading to

UTILITY ROOM

1.60m x 4.19m (5'3" x 13'9")

Quarry tiled floor, window to side, cast iron radiator, door to

SEPARATE WC

With sliding door

BATHROOM

2.95 x 1.99 (9'8" x 6'6")

Fitted with contemporary suite comprising panelled bath with rainfall shower above and glazed folding screen, wash hand basin with vanity cupboard below, low level w.c. with concealed cistern, partially tiled walls, obscured window to side, tiled floor, large storage cupboards, heated towel rail

KITCHEN

3.72 x 2.93 (12'2" x 9'7")

Fitted with a range of base units including integrated oven with hob and extractor hood above, stainless steel sink and drainer unit, wooden worktops, tiled splash backs, quarry tiled floor, cast iron radiator, door to outside, double doors leading through to

DINING ROOM

4.53 x 3.34 (14'10" x 10'11")

Dual aspect windows to side and rear, feature fireplace with stone surround, quarry tiled floor, alcove shelving, two cast iron radiators, exposed stone painted walls

FIRST FLOOR

LANDING

Doors leading to

BEDROOM 1

2.75 x 4.87 (9'0" x 15'11")

Wooden floor, exposed stone and plaster walls, window with shutters to front over looking garden with sea views, cast iron radiator, dressing area with good storage and additional radiator

BEDROOM 2

3.22 x 3.65 (10'6" x 11'11")

Wooden floor, window to rear, integrated storage cupboard, cast iron radiator, feature ceiling with original beams and internal window

BEDROOM 3

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

Wooden floor, window with shutter to front and sea views, cast iron radiator, feature ceiling with original beams and internal window

EXTERNAL

The quality of the external areas matches the excellence of the interior. Mature well stocked gardens, garage, workshop, summer house and ample parking.

ADDITIONAL INFORMATION

Mains water, drainage and electricity. Currently operating as a holiday let and as such no council tax payable.







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.

1 Borthwen Cottages
DYFFRYN ARUDWY
LL44 2ES

Valid until
10 November 2028

Certificate number
0418-7915-7289-6718-3930

