



Tom Parry

Murmur yr Afon House , Dyffryn Ardudwy, LL44 2BE

Offers over £475,000

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With bungalows being in ever short supply, the entry of Murmur Yr Afon onto the market represents a rare opportunity to acquire a spacious, bespoke, detached bungalow in a much sought after location. The property benefits from an elevated position with sea views, set within approximately 3/4 acre gardens, oil fired central heating and the scope for buyers to place their own taste and style within. Furthermore, it offers versatile accommodation with the potential for a separate annex. Often said, but never more truly meant, 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 Porch leading into

UPPER GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, loft access, large cloaks cupboard, doors leading to

LOUNGE

6.547 x 4.929 (21'5" x 16'2")

Fitted carpet, feature stone fireplace with inset open fire and marble hearth, sliding patio doors onto front balcony with beautiful garden views, window to side, 2 radiators, 2 steps up to

DINING ROOM

4.612 x 3.17 (15'1" x 10'4")

Dual aspect windows to rear and side, laminate flooring, radiator, serving hatch to kitchen

KITCHEN

4.994 x 3.654 (16'4" x 11'11")

Fitted with a range of wall and base units including sink and drainer unit, gas hob, integrated dish washer, integrated oven, large pantry cupboard, tiled splash backs, window to rear with countryside views, laminate worktops, laminate flooring,

BEDROOM 1

3.85 x 1.94 (12'7" x 6'4")

Currently being used as a study with window to rear, fitted carpet, radiator

BEDROOM 2

2.97 x 3.904 (9'8" x 12'9")

Window to rear, fitted carpet, radiator

BEDROOM 3

3.22 x 3.97 (10'6" x 13'0")

Window to front with garden views, fitted carpet, radiator

BEDROOM 4

4.199 x 4.778 (13'9" x 15'8")

Window to front with garden views, fitted carpet, radiator, door to large walk in wardrobe

INNER HALLWAY

Intervening space with door leading to

BATHROOM

2.968 x 3.666 (9'8" x 12'0")

Fitted with coloured 5 piece suite comprising corner bath, low level w.c., bidet, wash hand basin with vanity units below, large shower cubicle, obscured window to rear, fully tiled walls, tiled floor, radiator

LOWER GROUND FLOOR

BASEMENT/UTILITY ROOMS

8.275 x 4.622 (27'1" x 15'1")

Spacious and light basement rooms currently being used as storage and utility areas with door leading to large double garage.

Slate flooring, dual aspect windows, radiator, shower room, separate additional room, and door leading to outside rear garden.

This area has the potential to become a separate annex if required.

EXTERNAL

The property is approached via a private driveway leading to ample parking facilities for several vehicles. Approximately 3/4 acre of gardens laid mainly to lawn.

Large shed.

Garage (7.52m x 6.69m) with power.

Steps leading to front balcony with glass balustrade.

SERVICES

Mains water, drainage and electricity.

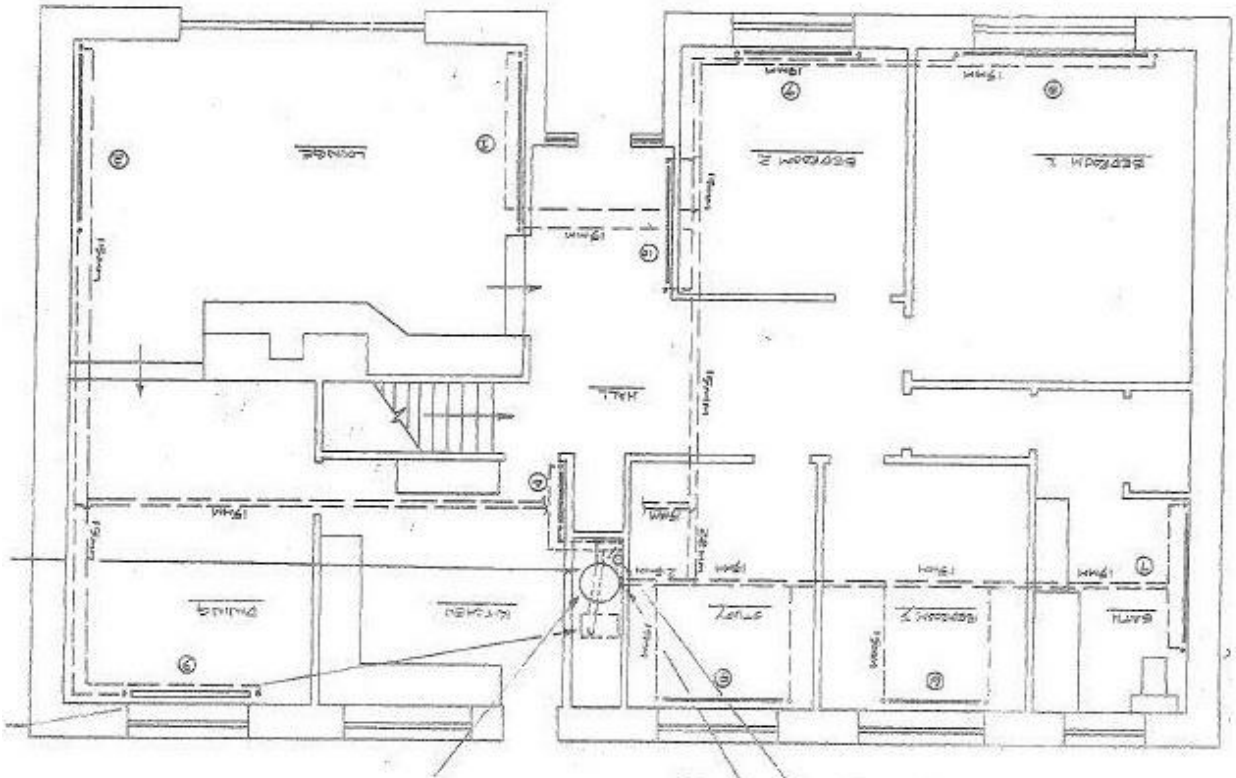






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Energy rating	Murmur Afon DYFFRYN ARUDWY LL44 2BE	Valid until 24 March 2025	Certificate number 2948-0073-7267-3445-5934

