



Tom Parry

5 Ffordd Yr Orsaf, Dyffryn Ardudwy, LL44 2EE

£275,000

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A detached, 3 bedroom bungalow in an excellent location on the outskirts of the village of Dyffryn Ardudwy. It benefits from a large living/dining room, front and rear gardens, newly fitted boiler, garage and driveway for several vehicles. Both internally and externally this property offers more space than imagined, and whilst it would benefit from some refurbishment, new owners could remodel this house to become their perfect new home or holiday base.

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

ENTRANCE HALLWAY

Fitted carpet, radiator, two large storage cupboards, loft access, doors into

LOUNGE/DINING ROOM

6.32 x 5.56 (20'8" x 18'2")

Dual aspect windows to front and side, feature circular window to side, radiators x 2, fitted carpet, feature fireplace with slate hearth

KITCHEN

3.89 x 3.20 (12'9" x 10'5")

Fitted with a range of wall and base units including single sink and drainer unit, laminate worktops, vinyl flooring, window to side, new wall mounted boiler, door leading to

UTILITY ROOM

Space and plumbing for washing machine, tumble dryer, door leading to rear garden

BEDROOM 1

2.86 x 4.18 (9'4" x 13'8")

Window overlooking rear garden, fitted carpet, radiator

BEDROOM 2

2.41 x 3.04 (7'10" x 9'11")

Window overlooking rear garden, fitted carpet, integrated double wardrobe with sliding doors, radiator

BEDROOM 3

3.37 x 3.03 (11'0" x 9'11")

Dual aspect windows to rear and side, fitted carpet, radiator

BATHROOM

Fitted with suite comprising panelled bath with "Mira Sport" shower above, low level w.c., wash hand basin, obscured window to side, fully tiled walls, tiled floor, radiator, wall light with shaving socket

EXTERNAL

The property sits back from the road and has a front garden laid mainly to lawn.

A private driveway leads to single garage and entrance door.

To the rear of the property is an enclosed private garden laid mainly to lawn.

SERVICES

Mains water, drainage and electricity.







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

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.



<p>Energy rating</p>	<p>5, Fford yr Orsaf DYFFRYN ARDUWY LL44 2EE</p>
	<p>Valid until 5 December 2022 Certificate number 9304-2835-7525-9602-2895</p>

