Llys Gwrtheyrn, Dyffryn Ardudwy, Gwynedd LL44 2DD

If you want to keep on the level look no further! The coastal and semi rural location away from busy traffic is soon going to kindle your dreams of living in this lovely spot! Constructed in the early 1970's and surrounded by generously proportioned gardens, with distant sea views, this bungalow has been generally well maintained and improved with some uPVC double glazed windows and has oil fired central heating by radiators but is mainly appointed to its' original specification, and is now ripe for upgrading and refurbishment to 21st century standards. Watch the video on our website for a fuller picture.

Location
The best way to appreciate the flat and level location, far reaching views and open landscape of this semi rural coastal location with a backdrop of the sea in the distance is to watch the short video on our website. Whilst not remote the country lane access is a no through road so there is minimal passing vehicular traffic and wide open views of local scenery.
Accommodation

Reception Lobby
2.9m x 2.02m (9' 6" x 6' 8")
uPVC double glazed window and entrance door, tiled flooring, radiator.

Utility Room
2.86m x 2.01m (9' 5" x 6' 7") max.
Tiled floor, single glazed window and door to rear, stainless steel sink, plumbing for washing machine, loft hatch, electric consumer unit.

L-Shaped Hall
Timber panel ceiling, radiator, store cupboard, airing cupboard with hot water cylinder and immersion heater.

Cloakroom
1.79m max. x 0.76m (5' 10" x 2' 6")
Toilet, hand basin.

Lounge
6.06m x 4.45m (19' 11" x 14' 7") max.
Disused open fireplace with stone surround and slate hearth, radiators, dual aspect double glazed picture windows with far reaching coastal views and a glimpse of the sea, single glazed door to veranda.

Kitchen/Dining Room
7.2m x 2.85m (23' 7" x 9' 4") max.
Triple aspect dining area with uPVC double glazed windows and a distant sea view, radiator. Open plan to kitchen area with peninsular unit, worktop, stainless steel sink with mixer tap, inset electric hob, Neff oven and grill, base cupboards and drawers, Bosch slimline dishwasher, free standing Bosch fridge, further range of base and wall units with worktop.

Bedroom 2
3.73m x 2.87m (12' 3" x 9' 5") plus door recess
Secondary double glazed window with distant sea view, radiator, fitted furniture providing dresser with drawers, bedside cupboards and full height mirror fronted wardrobe.

Bedroom 1
4.04m x 3.32m (13' 3" x 10' 11")
Secondary double glazed window with distant sea view, radiator, 2 double wardrobe cupboards and dresser unit with drawers under.

Bedroom 3
2.59m x 2.58m (8' 6" x 8' 6") plus door recess
Secondary double glazed window, radiator, double wardrobe.

Shower Room
2.2m x 1.69m (7' 3" x 5' 7")
Vanity unit with hand basin, toilet, walk in shower with retractable seat, Mira Sport electric shower control, wall tiling, single glazed window, wall mirror, light, towel radiator.

Outside

Parking and Garage
A tarmac driveway through double metal gates leads to a parking and turnaround area with space for numerous vehicles with outside lighting. Attached double garage 5.2m x 5.19m (17' 1" x 17' 0") with up and over door, power and lighting, personnel door.

Gardens
The generously proportioned gardens extend around all four sides of the bungalow and are largely lawned and stocked with mature shrubs and trees. There is a concealed oil tank by the pedestrian rear entrance gate. Traditional dry stone walls provide stock proof boundaries. There are far reaching views of local coastal scenery.

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**Directions**

From Barmouth go north along the A496 for about 6 miles. Go into Dyffryn Ardudwy and past the petrol station on the right and past Huws Gray builders merchants which is on the left. Continue through the whole village and out the other side. Look out for the red post box and the bus stop on the left hand side. Turn left here by the sign to Ystumgwern Farm. Proceed down the lane for approximately 100 metres and the bungalow lies straight ahead behind the hedging. The road forks off to the left and right but continue straight ahead to the entrance of the property which can be identified by our for sale board.