

Gerddi, Dyffryn Ardudwy,
LL44 2BS

OIRO £315,000

Freehold



Walter Lloyd Jones
LAND & ESTATE AGENTS



Details



Details



Charming "Chocolate Box" 3 bedroom stone cottage

Far reaching coastal views

Beautiful well established gardens

In need of some modernisation and updating

Utility Room with separate W.C. and Shower

Room

Central heating and double glazing

Various stone outbuildings (storage)

Summer House/Cabin

Current EPC Rating F

Gerddi is a delightful 3 bedroomed, detached property of stone construction under a slated roof. Located in a quiet position on the edge of Dyffryn Ardudwy, the property commands enviable coastal and countryside views. Gerddi stands within its own gated garden with private driveway and parking.

Gerddi has been a wonderful family home for over 40 years, and although some updating and modernisation is required, Gerddi is presented in good order throughout. With the benefits of gas central heating, a useful separate utility area with an additional W.C. and shower room.

Gerddi has an impressive front garden, mainly laid to lawn with an abundance of mature shrubs and flowers achieving an array of colour throughout the year, together with a hidden private patio area to the rear.

Gerddi provides a wonderful opportunity to purchase a unique and captivating family home with a magnificent garden in a sensational location.

Council Tax Band: D £2,163.18

Tenure: Freehold

Porch	Tiled flooring, triplex roof, front door into:
Hallway <i>w: 1.71m x l: 3.45m</i>	Coved ceiling, dado rail, radiator, carpet.
Living Room <i>w: 3.6m x l: 3.32m</i>	Window to front with spectacular coastal and countryside views with deep wooden sill, coved ceiling, wood surround fireplace with tiled hearth housing gas fire, radiator, carpet.
Inner Hallway <i>w: 3.92m x l: 0.87m</i>	Access to loft. Carpet.
Bedroom 1 <i>w: 3.63m x l: 3.29m</i>	Window to front with stunning views, radiator, carpet.
Bedroom 2 <i>w: 2.87m x l: 3.23m</i>	Window to rear, picture rail, radiator, carpet.

Bedroom 3/Office <i>w: 2.39m x l: 2.25m</i>	Window to rear, radiator, carpet.
Bathroom <i>w: 1.32m x l: 2.28m</i>	Window to rear, coved ceiling, panel bath with shower mixer taps, W.C., wash hand basin, part tiled walls, radiator, carpet.
Dining Room <i>w: 2.19m x l: 3.26m</i>	Internal window to rear, cove ceiling, radiator, carpet.
Kitchen <i>w: 2.54m x l: 3.43m</i>	Windows to either side, fully fitted kitchen to include: eight wall units and one open shelf unit, eight base units under wood effect work tops, gas hob with double oven below and extractor above, space for dishwasher, space for fridge, stainless steel sink and drainer, partly tiled splashbacks, part tongue and groove splashbacks, carpet. Door through to:
Utility <i>w: 6m x l: 1.3m</i>	Patio door to rear, exposed stone wall, window to rear. Utility area with four wall units and two base units under marble effect work top, space and plumbing for washing machine, panelled walls, radiator, boiler, carpet. Doors into:
WC <i>w: 1.47m x l: 0.97m</i>	Window to side, W.C., wash hand basin with storage under, open shelving, panelled walls, cushion flooring.
Shower Room <i>w: 1.65m x l: 1.12m</i>	Corner shower unit with mains shower, extractor fan, radiator, fully tiled walls and flooring.
Garden	Large manicured lawn to front bordered by mature shrubs. Large patio area overlooking the surrounding countryside with views all the way to the coast. Large cabin/summer house with electric supply, two wood stores, a secluded arbour with seating on one side of the garden. To the rear: a suntrap courtyard with further flowering shrubs and a large stone outbuilding.
Garage <i>w: 4.19m x l: 6.02m</i>	Up and over garage door to front, exposed stone walls, concrete flooring.
Services	Mains electric, water and drainage. LPG tank. Gas central heating. Off road parking for multiple vehicles. Mobile and broadband services available. Please check https://checker.ofcom.org.uk/ for further details

Gerddi, Dyffryn Ardudwy, Gwynedd, LL44 2BS

Approximate Gross Internal Area (Excluding Garage)
85.0 sq m / 915 sq ft

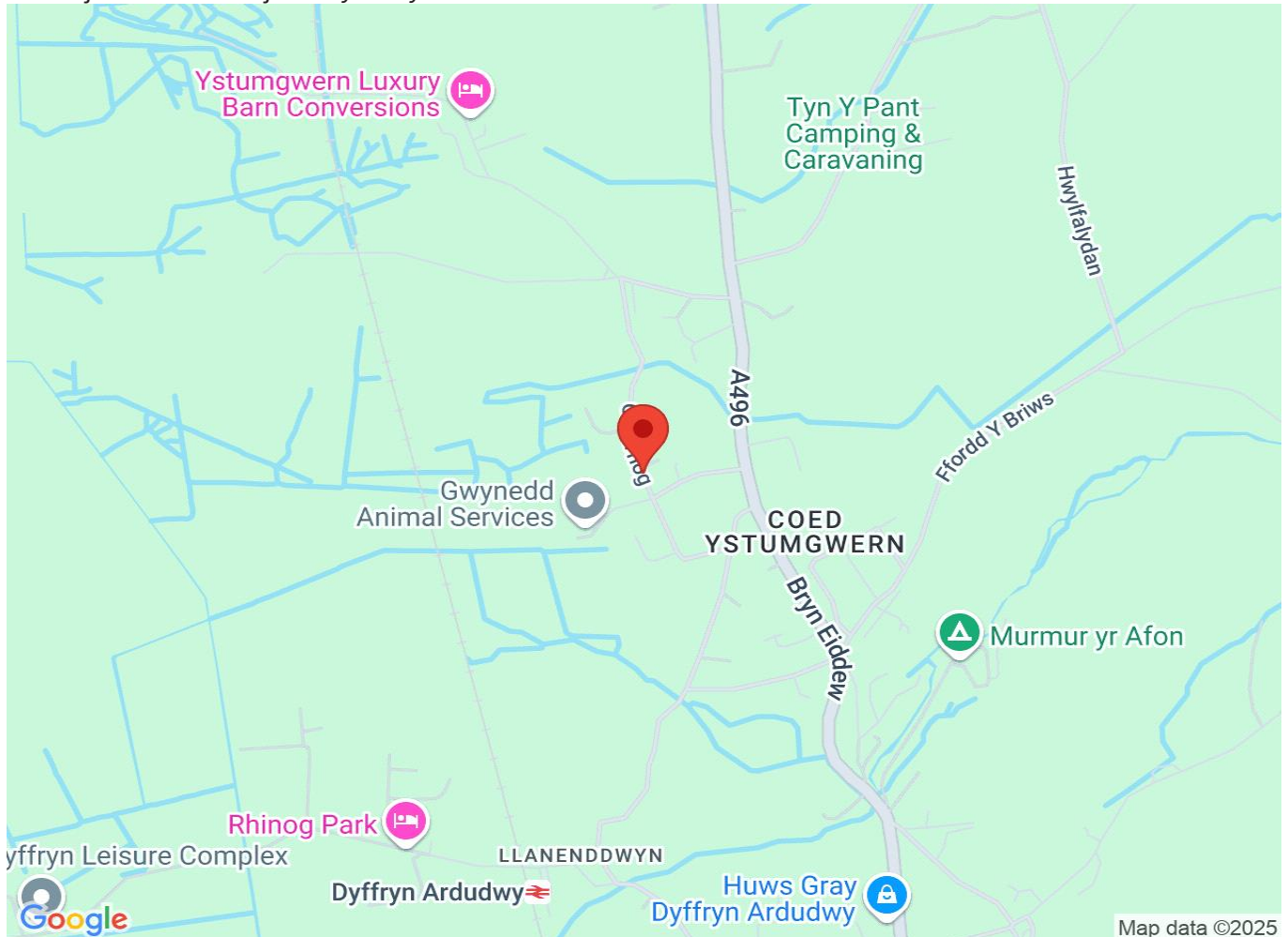


Illustration for identification purposes only,
measurements are approximate, not to scale.



Location

The picturesque village of Dyffryn Ardudwy is at the foot of Moelfre and surrounded by the impressive Rhinog mountain range and offers the beautiful Bennar beach on its doorstep. The village has a thriving community and boasts a popular village hall, primary school, award winning butchers, local post office and convenient store. Close to many of the region's most popular towns and attractions. Harlech, Barmouth and Dolgellau are all just a short car journey away.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	D £2,163.18
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS2975

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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