



Tom Parry

Coed Mor , Talybont, LL43 2AP

£315,000

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Coed Mor is a lovely detached 2 bedroom bungalow with views over fields to the sea. The current owners have spent much time and effort, combined with flair and imagination, to create a stylish and contemporary residence. It has been completely refurbished throughout and now benefits from a stunning kitchen, quality bathroom, new uPVC windows and doors and a large sun room to the rear. Within walking distance to the beach, hills,, local pub and transport links the bungalow offers the perfect opportunity to just move in and embrace a new life!

Talybont is a coastal village located on the western fringe of the Snowdonia National Park. The area has sandy beaches, woodland, rivers and waterfalls. Talybont also has a restaurant, public houses and a railway station with links to the local towns of Barmouth and Porthmadog, and extending to the Midlands and beyond. The nearby village of Dyffryn Arduwy provides good local amenities including a school, village hall, shops and petrol station.

Accommodation comprises : (all measurements are approximate)

Entrance door into

PORCH

1.87 x 1.47 (6'1" x 4'9")

uPVC door, with decorative glass panel, two glass windows, slate floor, wooden door into:

ENTRANCE HALL

1.74 x 3.56 (5'8" x 11'8")

Slate floor, 10 panel glass feature window above door, stairs to attic area, doors to bedrooms, bathroom and lounge, radiator, wired live smoke detector.

LOUNGE

4.13 x 3.65 (13'6" x 11'11")

Slate floor, multi-fuel log burning stove with feature slate, brick and wood fireplace, uPVC bay window, radiator, wired live smoke detector feature doorway into:

KITCHEN

3.44 x 3.01 (11'3" x 9'10")

Slate flooring; black work surfaces, range of eye-level and floor standing units; 2 x floor-standing units made of natural wood and built specifically for this kitchen. Large floor-standing glass fronted dresser; Belling LPG 7 ring double oven; electric extractor hood with filters, ducted to outside; Astracast GEO ROK granite triple sink with central drainer. Space for fridge, freezer and dishwasher which are currently present in the kitchen, Washing machine and tumble dryer located in insulated shed behind garage. Central workstation with granite top and shelving for storage. Wired live smoke detector.

CONSERVATORY

4.03 x 2.75 (13'2" x 9'0")

9 x uPVC double glazed window panels, double uPVC patio doors, laminate wood flooring.

BEDROOM 1

3.23 x 3.74 (10'7" x 12'3")

Slate floor, 2 x uPVC windows to front and side aspects, radiator.

BEDROOM 2

3.65 x 3.18 (11'11" x 10'5")

Slate floor, uPVC window to rear aspect, radiator.

BATHROOM

3.0 x 2.4 (9'10" x 7'10")

Modern white bathroom suite comprising sink, W/C, bidet, bath and feature walk-in electric shower. Slate floor tiles and wall tiles to half-height. Mosaic floor tiles to shower. Radiator. uPVC window with modesty glass. Ducted extractor fan and shaver/toothbrush sockets. Radiator.

ATTIC

8.3 x 4.97 x 2.02 (27'2" x 16'3" x 6'7")

Fixed attic steps. Boarded to floor with 2.02m height enabling standing room.

2 x roof windows and suitable as hobby room or office (lighting and sockets).

EXTERNAL

Gardens to front and rear.

Garage (with electric sockets and lighting) with parking out front for several cars.

Outdoor sink and tap plus 2 outdoor double electrical sockets and wired outdoor lighting front side and back.

Worcester outdoor boiler and oil tank located at back of property.

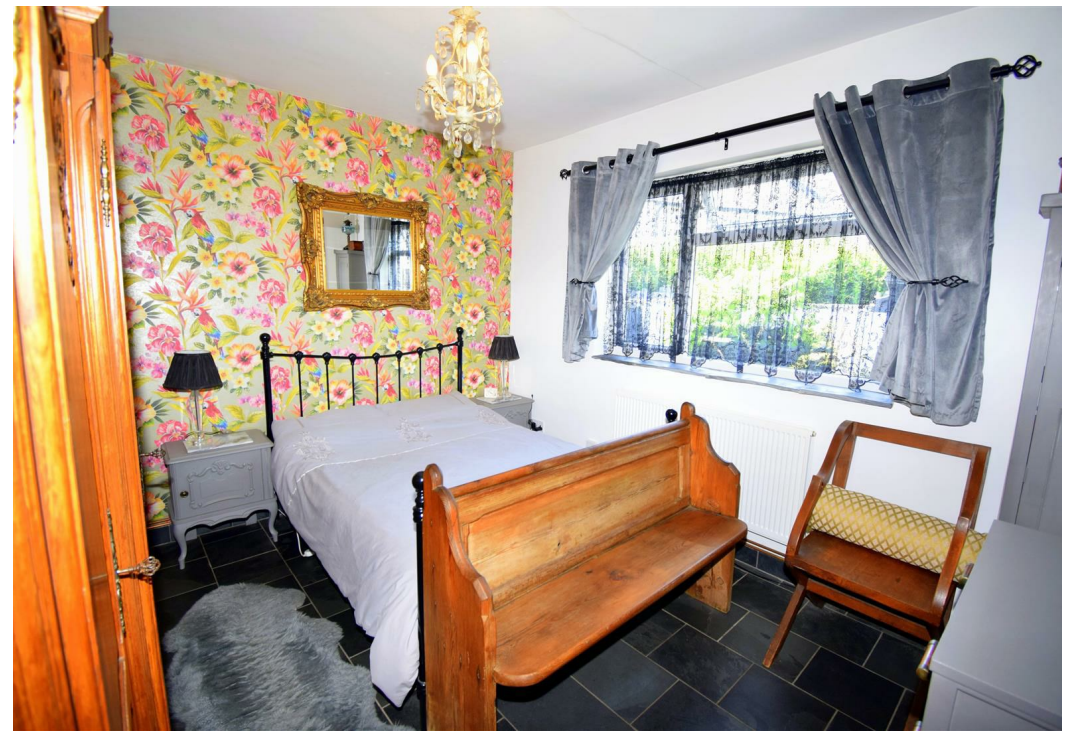
SERVICES

Water and mains electricity

Fast speed internet

Oil fired central heating/water, (Worcester outdoor boiler located at back of property along with oil tank).







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.

Coed Mor
TALYBONT
LL43 2AP

Energy rating
D

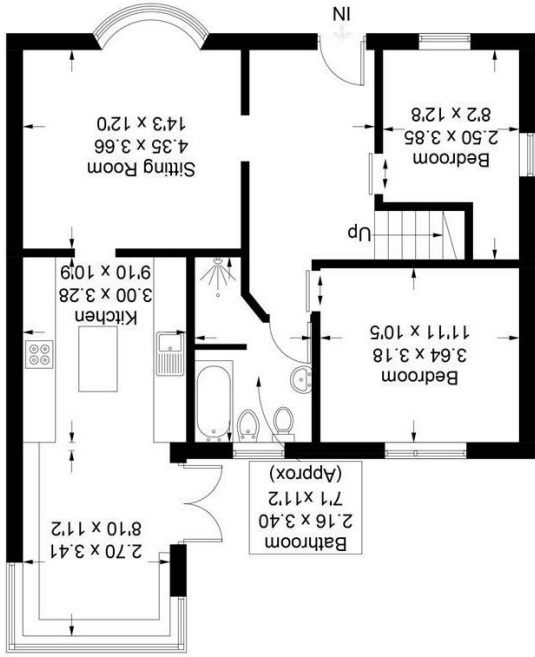
Valid until
16 July 2033

Certificate number
0370-2017-3230-2697-5835

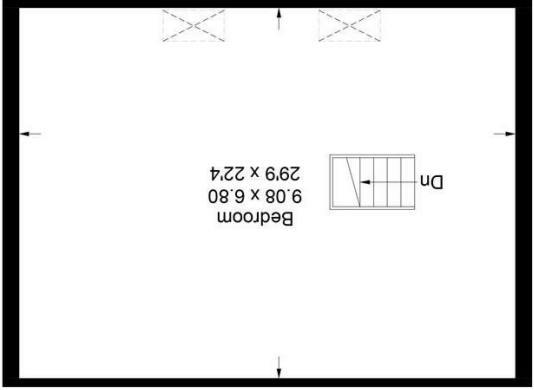


Coed Mor, Talybont, Gwynedd, LL43 2AP

Approximate Gross Internal Area
138.1 sq m / 1486 sq ft



Ground Floor
76.2 sq m / 820 sq ft



First Floor
61.9 sq m / 666 sq ft



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