



Tom Parry

Gazebo , Talybont, LL43 2AF

£365,000

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Tom Parry & Co are once again, proud to be selling the best of homes in the best of places. Gazebo, never before been on the market, is a delightful 3 bedroom detached bungalow sitting in wrap around gardens of 0.31 acres with beautiful sea views. According to the Cambridge Academic Content Dictionary - Gazebo is a place "where people rest and relax" - the perfect name for this uniquely designed bungalow. Requiring modernisation to unlock the full potential of the property, it currently offers 3 spacious bedrooms, lounge with period open fireplace and french doors, capacious garage with entrance height of 8' and generous gardens laid to lawn.

The bungalow was designed by the architect Griffith Morris of Porthmadog for the grandfather of the current owners, and constructed in 1957 by local builders from Llanbedr. The original architect's specification of the works are still available and can be seen at the property. You will notice that the current property is largely unaltered from this original design.

The bungalow is now ready for new owners to create their perfect home here. Gazebo really is an unique opportunity and although often said, but never more truly meant, early viewing is highly recommended.

Accommodation comprises : (all measurements are approximate)

Entrance door into

HALLWAY

Spacious entrance hallway with period ceiling arches, electric storage heater, fitted carpet, loft ladder leading to attic (this is a large space offering the potential to create further living areas), doors leading to

KITCHEN

3.08 x 3.73 (10'1" x 12'2")

Dual aspect windows to front and side with far reaching countryside and sea views, stainless steel sink and double drainer unit, electric cooker, large corner pantry cupboard with space and plumbing for washing machine, electric storage heater, door leading to

LOUNGE

4.58 x 4.36 (15'0" x 14'3")

Feature tiled fireplace with open fire, french doors to front with beautiful, far reaching views, electric storage heater. fitted carpet

BEDROOM 1

4.25 x 4.47 (13'11" x 14'7")

Generous master bedroom with feature tiled fireplace, window to front with far reaching views, 2 built in, full height storage cupboards, fitted carpet

BEDROOM 2

3.33 x 4.25 (10'11" x 13'11")

Window to side, 2 built in full height storage cupboards, electric storage heater, fitted carpet

BEDROOM 3

4.24 x 2.56 (13'10" x 8'4")

Window to rear, single full height storage cupboard, electric storage heater, fitted carpet

SHOWER ROOM

With walk in electric shower fitted with shower boards, wash hand basin, window to rear

SEPARATE WC

With obscured window to rear

EXTERNAL

The bungalow sits in the middle of a generous sized plot with wrap around garden. The view to the front of the property is far reaching, taking in countryside and sea vistas.

A private driveway leads to the front of the property and garage, which has an entrance height of 8' for the storage of a caravan etc. There is ample parking for several vehicles. Solid built log store.

Gardens are primarily laid to lawn with mature planting on boundaries.

LOCATION

Talybont is a coastal village located on the western fringe of the Snowdonia National Park. Named after the very old road bridge in the centre of the village which goes over the Ysgethin river, the area has miles of glorious sandy beaches, and rugged and remote woodland, with rivers and waterfalls. Talybont also has a restaurant, public house 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 Ardudwy provides very good local amenities including a school, village hall, shops and petrol station. The area contains a diversity of property and appeals equally as a holiday destination or a place to live.

SERVICES

Mains water, drainage and electricity

Economy 7 storage heating

Gwynedd council tax band E







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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.



EPC Energy Rating Valid until: 18 December 2023 Certificate number: 6528-2168-2200-2387-6231	
Property type	Detached bungalow
Total floor area	87 square metres

Energy performance certificate (EPC)

