



Tom Parry

LLifon , Talybont, LL43 2AA

£295,000

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Welcome to your modern coastal retreat in Talybont. Llifon is a three-bedroom detached bungalow offering generous proportions and a spacious layout, perfect for families or retirees seeking comfort and convenience. With a sizeable garden, there's ample space for outdoor enjoyment and relaxation. Situated conveniently on a bus route and close to the rail link with the coastal town of Barmouth just 3 miles away. The proximity to a charming pub serving good food within walking distance adds to the appeal as does the beach being a mere 15 minute walk. Embrace the light and airy ambiance of this home, and start your new coastal chapter in Talybont.

The facts: 3 bedrooms, lounge, kitchen/diner, shower room, conservatory and garage. Electric heating throughout. Large private and enclosed garden. Off road parking for 2 vehicles., including a larger vehicle like a caravan/boat. The current owners have begun a programme of renovations which can be seen in the stylish shower room and modern bedrooms. This leaves scope for the new owners to put their own style in the property and create their dream home. Is this you?

Accommodation comprises : (all measurements are approximate)

Entrance door into

ENTRANCE HALL

Laminate floor, radiator, loft access, doors leading to

LOUNGE

3.98 x 5.16 (13'0" x 16'11")

Spacious room with large window overlooking private rear garden, feature fireplace with log burning stove, fitted carpet, radiator

KITCHEN/DINER

4.43 x 2.94 (14'6" x 9'7")

Fitted with a range of wall and base units including sink and drainer unit, integrated electric oven with hob and extractor hood above, integrated fridge/freezer, laminate worktops, tiled splash backs, large storage cupboard, vinyl flooring, window overlooking rear garden, door leading to

CONSERVATORY

2.13 x 4.11 (6'11" x 13'5")

Plumbing for washing machine, door leading out to rear garden

BEDROOM 1

2.64 x 4.52 (8'7" x 14'9")

Dual windows to front, fitted carpet, radiator

BEDROOM 2

3.61 x 2.62 (11'10" x 8'7")

Window to side, fitted carpet, radiator

BEDROOM 3

2.68 x 2.29 (8'9" x 7'6")

Currently being used as a home office, window to front, fitted carpet

SHOWER ROOM

Recently refurbished to provide a large walk in shower, wash hand basin with vanity storage cupboard below, low level w.c. with concealed cistern, partially tiled walls, laminate flooring, chrome heated towel rail, obscured window to side

EXTERIOR

To the front of the property is a lawned garden and driveway with parking for several vehicles. Single garage lies to the side of the bungalow.

At the rear is a private enclosed, larger than average garden, which is mainly laid to lawn. The outside space benefits from all day sunshine and is perfect for al fresco dining and entertaining.

LOCATION

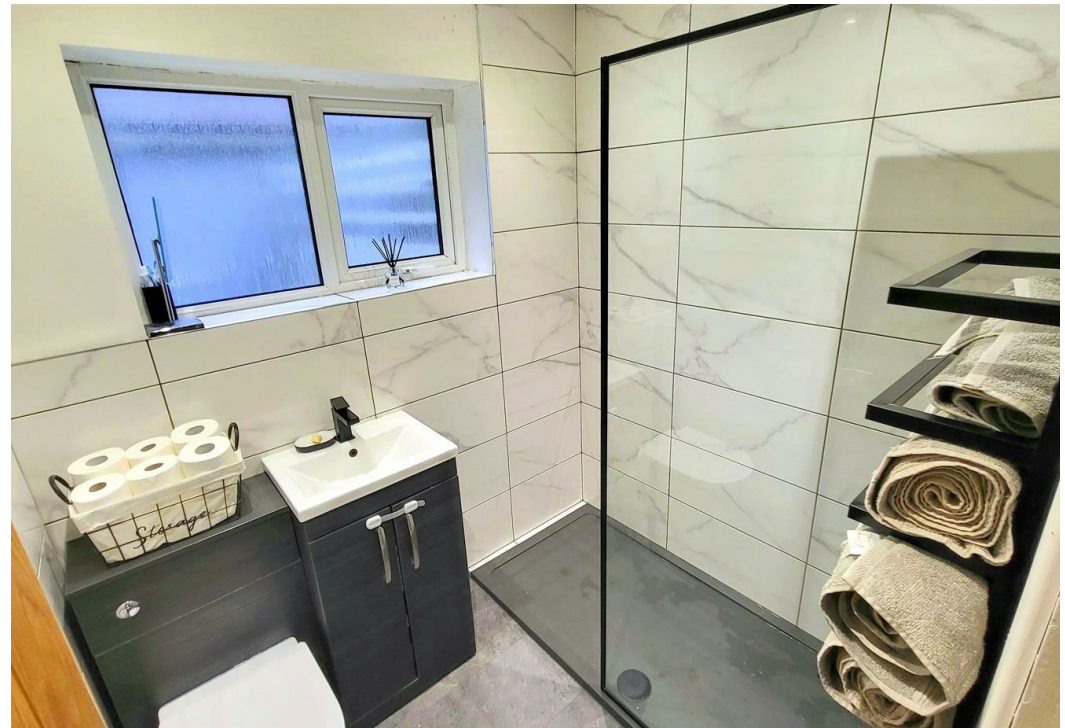
Talybont is a coastal village located on the western fringe of the Snowdonia National Park. Named after the very old road bridge in the centre of the village which goes over the Ysgethin river, the area has miles of glorious sandy beaches, and rugged and remote woodland, with rivers and waterfalls. Talybont also has a restaurant, a 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.

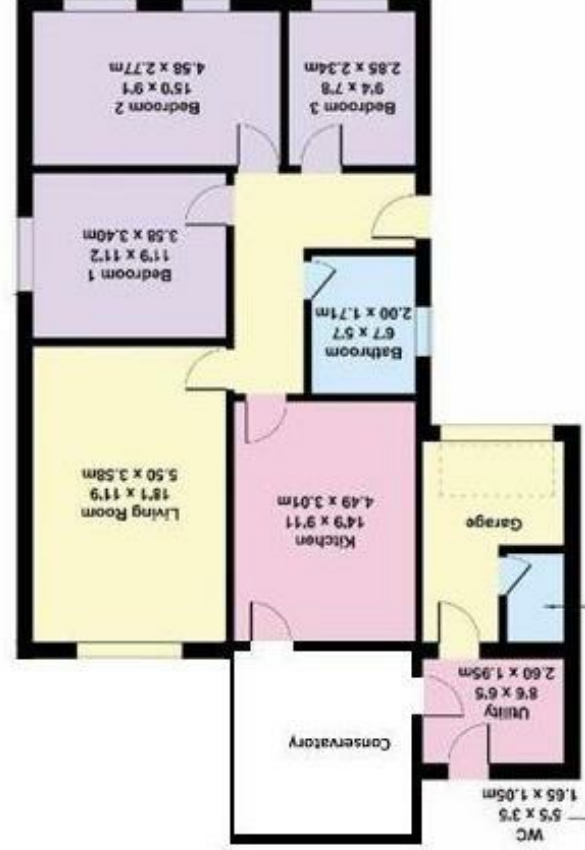
Council Tax Band D







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.



	L10n TALYBONT LL43 2AA	Valid until 3 February 2032	Certificate number 2532-5222-9100-0109-3206
	Energy rating		