



Tom Parry

7R Sea Nymph , Talybont, LL43 2BQ

£80,000

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7R Sea Nymph - a Willerby luxury, 2 bedroom lodge with full balcony to two sides situated on a small and quiet site in Talybont backing onto open fields. The stylish and opulent open plan living area boasts a polished fitted kitchen with quality, integrated appliances, generous dining area and relaxing lounge with doors opening onto balcony for indoor/outdoor living. The master bedroom includes ample storage with en-suite. The splendour and quality continue in the family bathroom. Externally the lodge has its own private garden - the perfect spot to dine alfresco in the summer and star gaze during the winter months. The lodge has the benefit of a 12 month licence and as such can be occupied all year round, providing it is not your main residence.

LOUNGE/KITCHEN

7.33 x 4.80 (24'0" x 15'8")

Lounge: uPVC entrance door to side, carpeted, 4 x uPVC windows,

Kitchen: vinyl flooring, range of floor-standing and wall-mounted units in grey, sink and drainer, integrated fridge-freezer, electric hob, electric oven, ceiling mounted extractor fan, washing machine, dishwasher, microwave.

HALL

2.68 x 0.81 (8'9" x 2'7")

BEDROOM 1

3.01 x 2.43 (9'10" x 7'11")

Carpeted, window to side, radiator,

Walk-in wardrobe (1.11 x 1.51)

En-suite bathroom (2.37 x 1.73) with W/C, sink and enclosed shower

BEDROOM 2

2.42 x 2.96 (7'11" x 9'8")

Carpeted, fitted wardrobe, under-bed storage, window to side

BATHROOM

1.60 x 1.67 (5'2" x 5'5")

White suite, comprising W/C, enclosed shower cubicle, sink with cupboard, window with modesty glass

EXTERNAL

Rear paved garden with mountain views, balcony and front grassed garden with sea views, parking for 2 cars on private driveway

MATERIAL INFORMATION

This lodge is a lease hold property with 14 years remaining. The current annual ground rent for the site is £3460.00 (approximate) with mains water and electricity metered supply added in addition.

The site and lodge have a 12 month licence and as such the property can be lived in providing it is not your sole and main residence.

No sub letting is permitted.

SERVICES

Mains water, drainage and electricity.

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.







Floor plan Awaited

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.

