



**Tom Parry**

6 Glan Ysgethin, Talybont, LL43 2BB

**£375,000**

## 6 Glan Ysgethin, Talybont, LL43 2BB

Tom Parry are proud to present 6 Glan Ysgethin - a detached 4 bedroom bungalow, boasting generous living spaces and a prime location. As you step inside, you are greeted by a spacious reception room ideal for entertaining guests or simply relaxing with your loved ones. With four well-proportioned bedrooms, there is ample space for everyone to enjoy their own privacy and comfort. The bungalow has undergone extensive renovations and now benefits from a stylish and contemporary kitchen, practical utility room and modern bathroom. with separate shower cubicle. The decor is neutral and fresh with continuity throughout - all you have to do is unpack!

Situated on a corner plot, this bungalow offers stunning sea views that will take your breath away. Imagine waking up to the soothing sound of the waves and enjoying your morning coffee with a picturesque backdrop.

Parking will never be an issue with space for up to three vehicles, making it convenient for both residents and guests. The large rooms throughout the property provide endless possibilities for creating your dream living space.

Don't miss out on the opportunity to make this spacious detached bungalow your new home. Contact us today to arrange a viewing and start envisioning the life you could lead in this wonderful property.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### HALLWAY

Laminate flooring, electric storage heater, doors into

### LOUNGE

4.46m x 7.37m (14'7" x 24'2")

Sliding patio doors with lovely sea views leading to rear garden, electric wall fire, laminate flooring, obscured window to side

### KITCHEN

3.05m x 3.39m (10'0" x 11'1")

Fitted with stylish wall and base units including stainless steel sink and drainer unit, integrated fridge/freezer, eye level electric cooker, electric induction hob with extractor fan above, integrated dishwasher, wooden worktops, window to front, laminate flooring, open to

### UTILITY ROOM

3.20m x 1.66 (10'5" x 5'5")

Space and plumbing for washing machine, space for tumble dryer, under counter fridge, further wall and base units, door leading to outside

### BEDROOM 4/STUDY

1.93 x 1.95 (6'3" x 6'4")

Fitted carpet, electric storage heater, window to front

### INNER HALLWAY

Large airing cupboard housing hot water cylinder, loft access, doors into

### BEDROOM 3

3.36 x 3.75 (11'0" x 12'3")

Fitted carpet, electric storage heater, window to rear with sea views

### BEDROOM 2 ( MASTER )

4.46 x 3.76 (14'7" x 12'4")

Fitted carpet, window to rear with lovely sea views, electric storage heater

### BEDROOM 1

3.76 x 3.77 (12'4" x 12'4")

Fitted carpet, window to front, electric storage heater

### BATHROOM

2.64 x 2.44 (8'7" x 8'0")

Contemporary suite comprising panelled bath with hand held shower attachment, large walk in shower cubicle with electric shower, wash hand basin with vanity cupboards below, low level w.c, obscured window to front

### EXTERNAL

To the front of the property is a well maintained garden, mainly laid to lawn with established planting. A path leads to the rear, mature south west facing sunny garden which has lovely sea views, a patio for al fresco dining, garden pond and shed. Of particular note here is how private and secluded this rear garden is, ideal for outdoor living.

Garage with driveway and parking for 2 vehicles

### 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 electricity, water and drainage.  
Gwynedd Council Tax band F



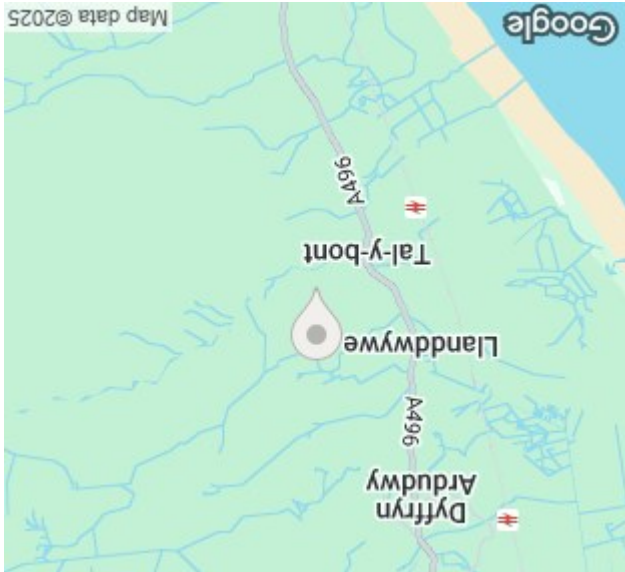




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

EPC Awaited



Floor plan Awaited