



**Tom Parry**

29 Llwyn Ynn, Talybont, LL43 2AL

**£235,000**

## 29 Llwyn Ynn, Talybont, LL43 2AL

Welcome to 29 Llwyn Ynn - a 2 bedroom detached bungalow in perfect condition, presented to a high standard throughout. It benefits from a contemporary, open plan layout, private back garden, generous storage facilities, log burning stove and modern and stylish decor. In addition a new electric water heater has been installed within the past month providing unlimited and cost effective hot water to the property. There is an attached garage currently being used as a utility room. For an added bonus the property is bathed in sunlight throughout the day, making it an easy and relaxing space in which to live.

The property will appeal to all ages, and does not require any work to be done. Simply move in, un pack and enjoy your new home.

Accommodation comprises : ( all measurements are approximate )

Side entrance door into

### PORCH

Tiled floor, glazed panelled door into

### LOUNGE/KITCHEN

3.27 x 9.98 (10'8" x 32'8")

Contemporary open plan layout with lounge area to the front including feature log burner on a slate hearth, large window, electric storage heater, fitted carpet, inset ceiling lights, leading into kitchen area fitted with a range of wall and base units including integrated "NEFF" oven and hob with extractor fan above, integrated fridge/freezer, integrated dishwasher, 1 1/2 sink and drainer unit with mixer tap, laminate worktops, partially tiled walls, tiled floor, electric storage heater, door to rear garden and garage, door into

### INNER HALLWAY

Full height storage cupboards, fitted carpet, loft access, electric storage heater, doors into

### BEDROOM 1

3.46 x 3.30 (11'4" x 10'9")

Fitted carpet, electric heater, window overlooking rear garden, door into

### EN-SUITE

Corner shower cubicle, wash hand basin, low level w.c., partially tiled walls, tiled floor, wall light with shaving socket, obscured window to side, extractor fan, inset ceiling lights, wall heater

### BEDROOM 2

3.17 x 2.71 (10'4" x 8'10")

Fitted double wardrobe, fitted carpet, window to front, electric heater

### BATHROOM

Fitted with suite comprising panelled bath with shower above and glazed screen, wash hand basin, low level w.c., partially tiled walls, tiled floor, obscured window to side, wall heater, extractor fan

### EXTERNAL

To the front of the property is a low maintenance garden, primarily laid to stone with driveway for 2 vehicles.

The tiered, rear garden has been recently upgraded to include "astro" turf, a large patio for alfresco dining, a pergola, and further seating area.

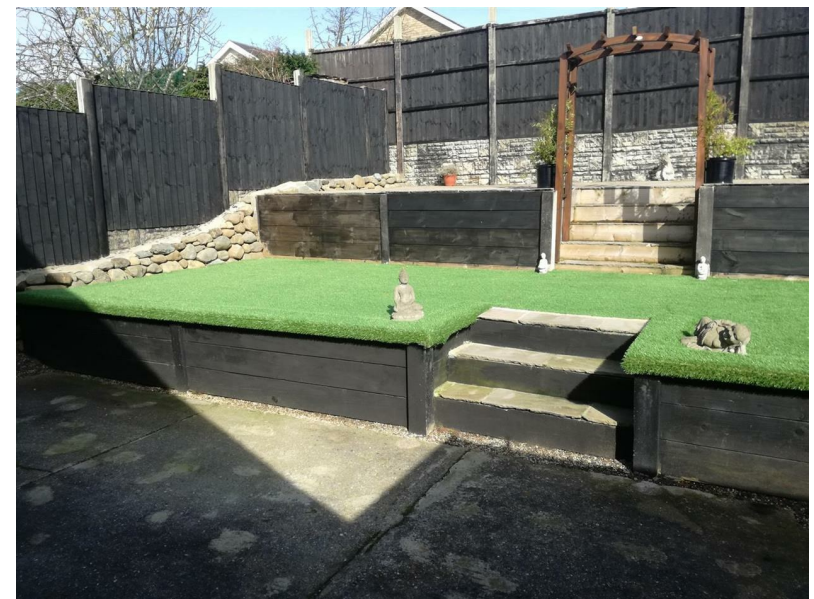
Garage with power and light.

### 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 and call home.

### SERVICES

Mains water, drainage and electricity.  
Gwynedd Council tax band C







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

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.

