



# Tom Parry

61 Llwyn Ynn, Talybont, LL43 2AL  
Offers in the region of £250,000



## 61 Llwyn Ynn, Talybont, LL43 2AL

Welcome to 61 Llwyn Ynn - a link detached 2 bedroom bungalow located in the most favourable position on this highly sought after residential estate. Without doubt a highlight of the property is the large sun room located to the rear of the property, overlooking a well maintained garden and with far reaching sea and countryside views. The bungalow is presented to the highest standards throughout whilst also being a blank canvas for new owners to input their style.

The bungalow benefits from a recently installed walk-in shower in the bathroom and a new, efficient Worcester boiler to run the hot water and the central heating. The kitchen is colourful and bright, leading to 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 location, presentation and rear sun room will appeal to all and makes this bungalow the definite best buy on the estate!

Accommodation comprises: ( all measurements are approximate )

Side entrance door into

### ENTRANCE HALLWAY

3.57 x 0.90 (11'8" x 2'11")

uPVC front door; carpeted, doors leading to

### LOUNGE

6.41 x 3.72 (21'0" x 12'2")

Carpeted; feature gas fireplace; uPVC window to front aspect with distant sea views, radiator.

### INNER HALLWAY

4.41 x 0.90 (14'5" x 2'11")

Carpeted; two generously sized storage cupboards with shelving

### KITCHEN

3.42 x 2.87 (11'2" x 9'4")

Linoleum to floor; range of wall and floorstanding cupboards; partially tiled walls; double stainless steel sink and drainer; slot for electric cooker and 'fridge; radiator, uPVC door to utility/garage

### BEDROOM 1

3.92 x 2.62 (12'10" x 8'7")

Carpeted; uPVC window to rear, built-in wardrobes; radiator.

### BEDROOM 2

3.15 x 3.07 (10'4" x 10'0")

Carpeted; uPVC window to rear; built-in wardrobes; radiator.

### SHOWER ROOM

2.95 x 2.87 (9'8" x 9'4")

Linoleum to floor; partially tiled walls; white W/C and basin; large walk-in shower cubicle with glass frame; window to front aspect with modesty glass.

### W/C

1.58 x 1.68 (5'2" x 5'6")

linoleum to floor; partially tiled walls; white W/C and sink; uPVC window to side with modesty glass.

### SUN ROOM

6.31 x 2.92 (20'8" x 9'6")

Carpeted; doors into rear garden

### UTILITY ROOM/GARAGE

7.43 x 2.76 (24'4" x 9'0")

Electric points; boiler; plumbing for washing machine; space for tumble dryer; generous storage space; uPVC garage door; uPVC doors into conservatory and kitchen.

### EXTERNAL

To the front of the property is a low maintenance, mature colourful garden. Off road parking.

To the rear is a well stocked garden, rich in planting for all year round colour and interest. Far reaching sea and countryside views from the rear garden - the perfect spot to sit and watch the sun go down.

### SERVICES

Mains electric; water and drainage.

Oil fired central heating

Gwynedd Council tax band C

Freehold property.

### LOCATION

Talybont is known for its friendly atmosphere and strong community spirit, making it a wonderful place to call home. It 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.











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.

Energy performance certificate (EPC)			
Energy rating	E	61 Llwyn Tŷm TALYBONT LL43 2AL	
		Valid until:	16 April 2035
Certificate number	2735-4424-4400-0703-9296		
	Detached bungalow		
Total floor area			73 square metres

