



Canol y Coed

Talybont | Merionethshire | LL43 2AN

£580,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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In an idyllic village riverside location, Canol y Coed is a substantial 5 bedroom detached property with the benefit of a newly constructed one bedroom garden studio and also an African Breeze house in the grounds. The beautifully presented and spacious accommodation will not fail to impress. The location is private and secluded and within walking distance of the village pub and amenities, restaurants, bus and train halts, glorious sandy beaches, river and woodland walks.

There is a light and airy lounge with wood burning stove and French doors to the garden, a spacious dining room, 5 en-suite bedrooms and a large study, so there is plenty of room for all the family, visiting guests and home workers. The landscaped mature gardens front the river and the newly constructed one bedroom garden studio sits in its own private grounds with a distant sea view.

A superb African Breeze House brings a taste of the exotic to this part of the "Welsh Riviera". This open-sided roofed structure is ideal for both shade from the sun and as the perfect cover from heavy rainfall.

Those with dependant relatives or limited mobility will appreciate the spacious ground floor bedroom suite with private access via French Doors and a discrete outside seating area. Upstairs there is a peaceful and private large study ideal for home working or hobbies.

A private driveway leads to a large parking area and detached garage/workshop. The gardens are magical with the gentle burbling of the river, natural birdsong and secluded seating areas and total approximately 0.35 of an acre.

The lovely property is highly versatile and the current owners have enjoyed running a very successful B&B plus self contained accommodation in the garden studio. This beautiful coastal village property not only ticks all the boxes as a family home, but also presents a perfect opportunity for anyone seeking a lifestyle change with income opportunity.

- 5 en-suite bedrooms plus large study/bedroom 6
- Tranquil riverside location in coastal village
- Mature landscaped gardens, approx 0.35 acres
- Flexible accommodation with income opportunity
- Ideal facilities for dependant relatives
- Extremely well maintained and beautifully presented
- One bedroom Booths garden studio with private garden
- Large lounge and separate dining room
- Garage/workshop and driveway parking
- African Breeze house in garden



Entrance Hall

Spacious and light with newly installed front door with Ultion lock. Doors lead off to the main accommodation, the three ground floor bedrooms and a cloak room. There are two useful storage cupboards.

Lounge

23'7" x 17'4" (7.21 x 5.3)

Double doors from the hallway lead to this large light and airy room with French windows opening to the garden and Ysgethin river beyond. There is a cosy Morso multi fuel burning stove set on slate hearth and double doors open to the dining room.

Dining Room

11'9" x 26'2" (3.6 x 8)

This large room is perfect for entertaining or as a second reception room and has an arch in the middle which could lead to a natural subdivision of this space. A window to the rear overlooks the gardens and there is a door to the kitchen.

Kitchen

11'9" x 11'9" (3.6 x 3.6)

A well equipped kitchen with a range of wall and base units and plenty of counter space. A window looks over the lovely gardens towards the river. There is a door to the gardens and one to the utility room. There is a built in electric oven and grill, a 5 ring gas hob with extractor over, space and plumbing for a dishwasher, double sink and drainer and recessed spotlights.

Utility

11'5" x 6'6" (3.5 x 2)

This very useful room has space and plumbing for a washing machine and a tumble drier, space for two fridge freezers, Belfast sink and storage, plus the central heating boiler. A window looks out the

garden.

A staircase rises to the first floor and gives private access to the first floor study area and accommodation beyond if required.

Cloakroom

5'2" x 2'11" (1.6 x 0.9)

Off the entrance hall, with white suite comprising of low level WC, hand basin and obscure window.

Bedroom 1

9'10" x 20'0" (3 x 6.1)

Located on the ground floor and ideal for those with limited mobility, this large bedroom with en-suite has an entrance from the hallway and also private access via French doors to a gravelled courtyard with private seating area. A window looks out to the rear and there is space in front for a small table and chairs.

A door leads to the en-suite which has a double walk in shower with attractive contemporary tiling, low level WC, hand basin, heated towel rail and obscure window.

Bedroom 2

11'9" x 11'9" (3.6 x 3.6)

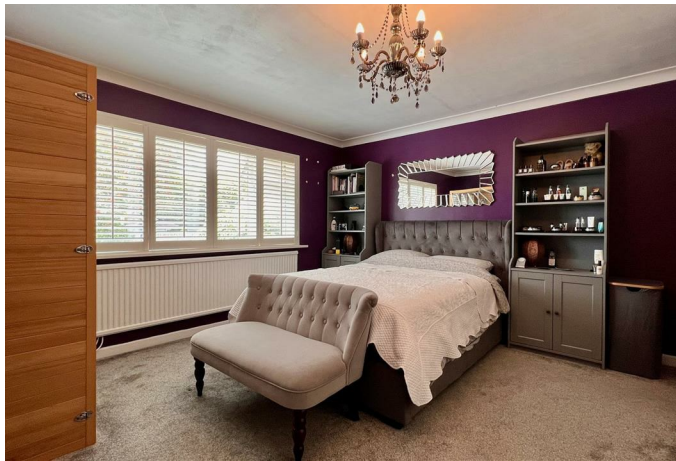
A very peaceful and private room on the ground floor with window to the side garden. A door leads to the en-suite which has a double walk in shower with attractive contemporary tiling, low level WC, hand basin, heated towel rail, shelving and obscure window.

Bedroom 3

13'9" x 13'9" (4.2 x 4.2)

On the ground floor with shuttered window to the front, fitted wardrobes and door to en-suite bathroom. The en-suite has a white suite comprising of low level WC, hand basin and and large bath with





shower over. With fully tiled walls, recessed spotlights and obscure window.

Bedroom 4

16'2" x 17'7" (4.93 x 5.36)

On the first floor with two roof light windows and built in wardrobe. Door to en-suite with roof light window and white suite comprising of low level WC, hand basin and quadrant shower.

Bedroom 5

10'9" x 17'0" (3.3 x 5.2)

A large double with roof light window and door to en-suite with low level WC, hand basin, quadrant shower and roof light window. A door connects to the inner landing where there is additional storage and stairs down to the utility. From this landing is a door to the study.

Study and Storage

11'5" x 17'2" (3.5 x 5.24)

This long spacious room has a roof light window and plenty of room for a work station, shelving and storage or hobby equipment. There is also a door to a large and useful store room. In addition there are two large under eaves storage cupboards.

Booths Garden Studio

This contemporary one bedroom Booths Garden Studio sits in a private garden which is landscaped with stone walling, blue slate chipped areas and patios. There is a gazebo for shelter, a large BBQ and a raised composite terrace with sea glimpses. The studio itself has a large lounge with door out to the terrace, a kitchenette area and a large double bedroom also with door to the terrace. There is a shower room with low level WC, hand basin and walk in shower. Light and airy, there are tilt windows, internal blinds and a heating/air conditioning unit plus space for a cosy electric stove effect fire in the lounge.

This studio is ideal for housing guests, a private home office, artist's studio etc and the current owners use as self contained holiday accommodation.

The garden studio sits on the site of the Beulah Chapel and the attractive tiled area in the garden in the form of a cross are the original chapel tiles!

The African Breeze House

The African Breeze House occupies a prominent position on the lawn looking over the landscaped gardens, mature trees and River Ysgethin. Designed for shade in summer and shelter in heavy rains, it has power, lighting and heating and seating for up to 10 allowing full enjoyment of the garden what ever the weather or time of day.

Garage/Workshop

A large L shaped garage/workshop with an up and over door, window power and lighting.

Exterior

To the front is a gravelled driveway with parking for several cars. There is a large gated lawned garden with river frontage, mature trees, bushes and shrubs. The garden has a very sunny aspect and has several hidden seating areas in addition to the African Breeze House. A path leads to the Garden Studio which sits in its own private grounds. There is also a gravelled courtyard with seating and private entrance to Bedroom 1.



Additional Information

The property is connected to mains electricity, water and drainage. it is fully double glazed with oil fired central heating.

Extremely well maintained, the current owners have recently installed French doors, a new front door, replacement oil tank and renewed all the guttering, fascias and down pipes. There are all new electrics to the garage, Breeze House and Garden Studio. The Garden Studio has a 25 year guarantee from February 2022.

Talybont and its Surrounds

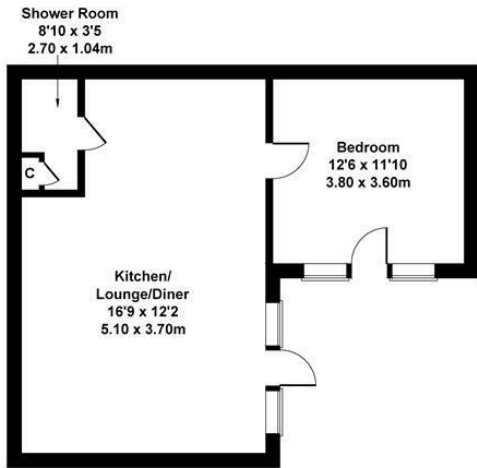
Talybont is a coastal village located on the western fringe of the Snowdonia National Park. The area has sandy beaches, woodland, rivers and waterfalls. Talybont also has a restaurant, public houses and a railway station with links to the local towns of Barmouth and Porthmadog, and extending to the Midlands and beyond. The nearby village of Dyffryn Ardudwy provides good local amenities including a school, village hall, shops, petrol station and a public house.



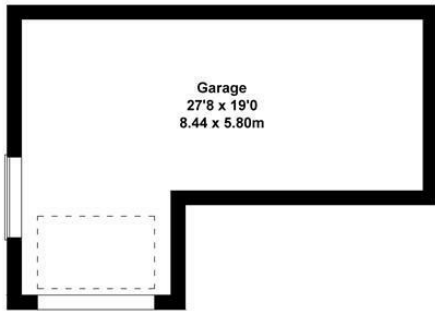


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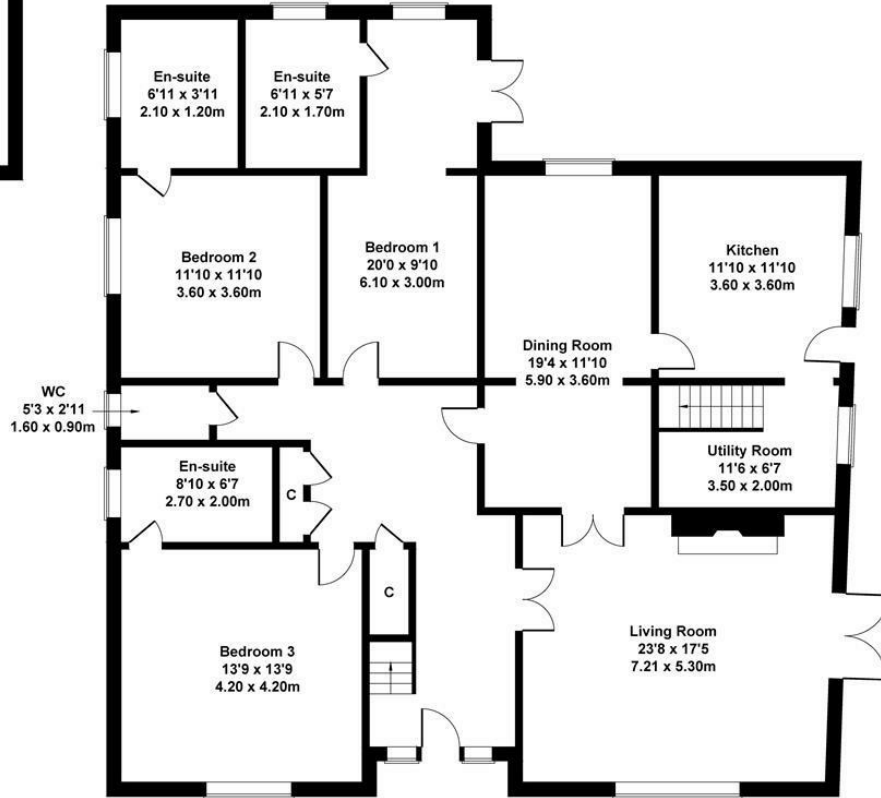
Approximate Gross Internal Area
4069 sq ft - 378 sq m



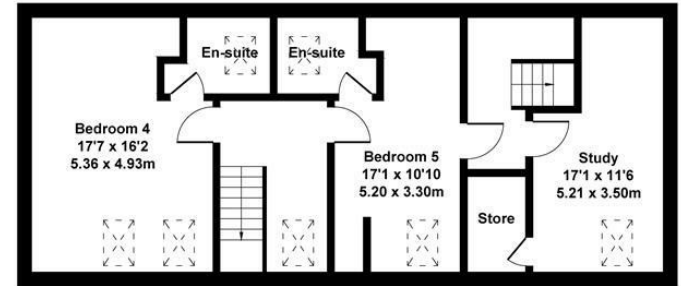
GARDEN STUDIO



GARAGE



GROUND FLOOR



FIRST FLOOR

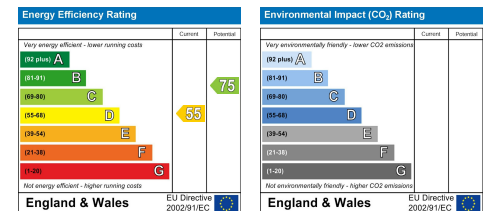
Not to Scale.
For Illustrative Purposes Only.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.









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