



67

Talybont | LL43 2AG

£199,950

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

# 67

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A 2 bedroom link detached bungalow with sea views, gardens to front and rear, driveway parking and garage in a sought after coastal village location.

No 67 Llwyn Ynn offers new owners the opportunity to add their stamp to this well located property and create a wonderful coastal home or acquire an excellent investment property.

The bungalow offers a spacious lounge/diner with expansive sea views, well equipped kitchen, 2 double bedrooms, a family bathroom plus additional WC/cloakroom. There is a private lawned garden to the rear and further garden with sea view to the front.

There is driveway parking in front of the garage. The garage has ample space to park the car plus an additional area for a utility/workshop or the creation of extra accommodation subject to planning.

Located in the popular coastal village of Talybont it is in walking distance of all the village amenities including local pub, bus stop and local train station plus woodland and river walks. The sandy beaches are close by.

- 2 Bedroom link detached bungalow with far reaching sea views
- Gardens to front and rear
- Driveway parking and extended garage
- Expansive sea views from the front
- Popular village location in easy walk of all amenities including local pub
- Two double bedrooms
- Spacious lounge diner with sea views
- Fully double glazed
- Some upgrading required
- Walking distance of local bus stop and train station



### Entrance Hall

A path from the driveway leads to the entrance door opening into the hallway with doors off to the kitchen, lounge and cloakroom/WC.

### Cloakroom/WC

4'11" x 2'6" (1.5 x 0.8)

With coloured suite comprising of low level WC and hand basin, space for coats and shoes and obscure window to the side.

### Lounge/Diner

17'10" x 12'3" (5.44 x 3.74)

Spacious and light with lovely sea views from the bay window to the front. Ample room for dining table and chairs and a feature fireplace with electric stove effect fire. A door leads to the rear lobby with doors off to the bedrooms and family bathroom.

### Kitchen

10'5" x 7'10" (3.2 x 2.4)

Well equipped with a range of wall and base units, including built in wine rack, fitted oven with gas hob (currently not in use) and extractor over, integrated under counter fridge and tile effect vinyl flooring. There is space and plumbing in the garage for the washing machine and large fridge freezer.

### Bedroom 1

11'3" x 9'10" (3.45 x 3.02)

A double bedroom with window to the rear overlooking the garden.

### Bedroom 2

13'10" x 8'10" (4.23 x 2.71)

A further double with window to the rear and garden view.

### Bathroom

7'10" x 5'7" (2.4 x 1.71)

With white suite comprising of low level WC, bath

with wooden panelling and hand basin. Recently retiled with attractive contemporary wall tiles, tiled floor and airing cupboard housing the hot water tank. Obscure window to the side.

### Garage/Workshop

36'8" x 8'7" (11.2 x 2.64)

A large garage with double doors to the driveway at the front, window and pedestrian door to the rear garden and access to the kitchen. Space and plumbing for washing machine and space for fridge freezer.

### Exterior

To the front there is a lawned garden with rockery, driveway leading to garage and steps up to the front door. To the rear is a very private garden with patio, lawn and mature trees and shrubs.

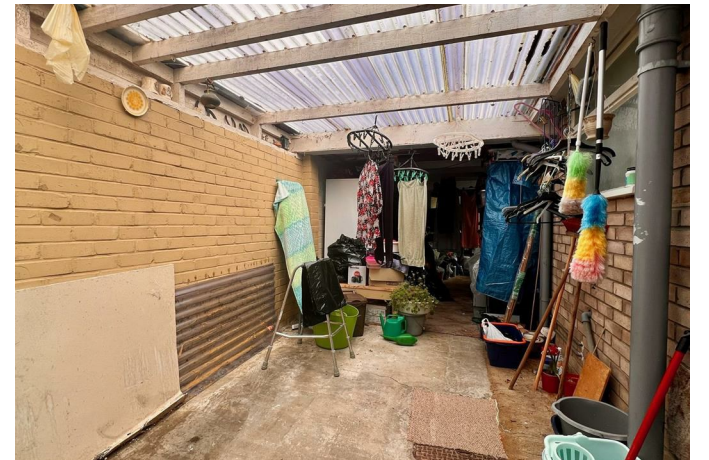
### Additional Information

The property is connected to mains electricity, water and drainage. The property is fully double glazed and has a gas fired central heating system installed. The boiler for which has been decommissioned and removed. The central heating and gas hob would usually operate from calor gas cylinders stored in a dedicated area in the rear garden.

### Talybont and its Surrounds

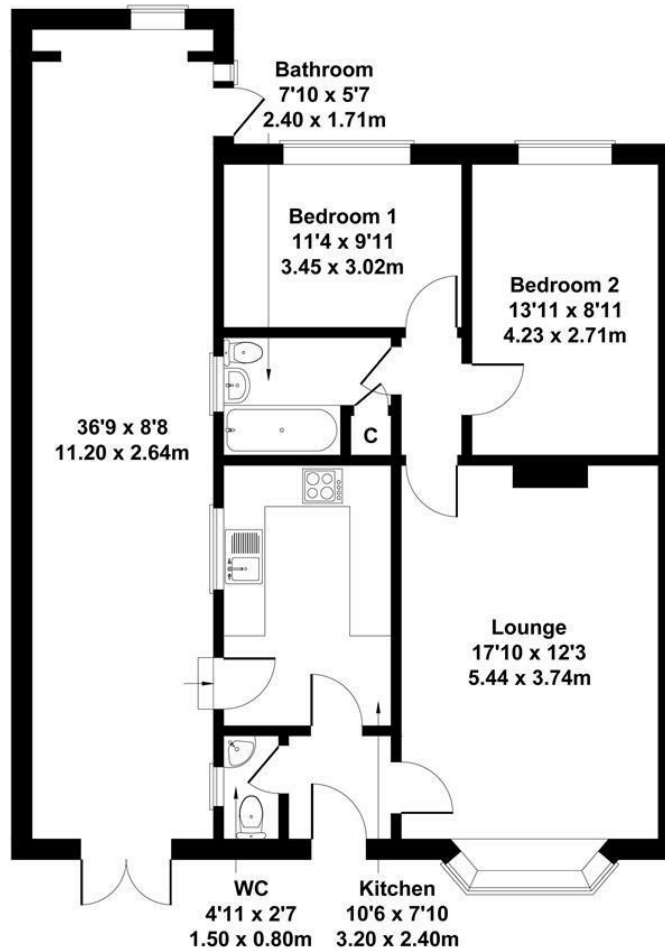
Talybont is a coastal village located on the western fringe of the Snowdonia National Park. The area has sandy beaches, woodland, rivers and waterfalls. Talybont also has a restaurant, public houses and a railway station with links to the local towns of Barmouth and Porthmadog, and extending to the Midlands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





# 67 Llwyn Ynn

Approximate Gross Internal Area  
1033 sq ft - 96 sq m

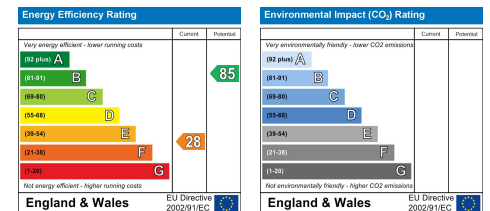


Not to Scale. Produced by The Plan Portal 2024  
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## MONEY LAUNDERING REGULATIONS 2003

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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