



Iscoed

Talybont | LL43 2AE

£335,000

MONOPOLY[®]

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A rare opportunity to acquire a large detached traditional house with useful detached outbuilding (once a bakery) and large garden located in the heart of the popular coastal village of Talybont.

This 5/6 bedroom double bay fronted property is requiring full modernisation and is priced to reflect this. It presents the opportunity for a new owner to create a spacious and modern home in a very sought after location with sea views from the upstairs rooms and glimpses from the ground floor.

As you step into the property, you are greeted by a large garden plot offering endless possibilities for gardening enthusiasts or those looking to create their own outdoor oasis. The first floor rooms provide sea views as a reminder that the sandy beaches are in easy walking distance.

With plentiful off-road parking, the convenience of this property is unmatched. The flexible accommodation includes a ground floor bedroom with an ensuite, ideal for guests or those preferring single-level living.

The two reception rooms offer ample space for entertaining or relaxing with the family. Upstairs, you'll find five bedrooms, providing plenty of room for a growing family or guests, along with a bathroom for added convenience.

The detached outbuilding provides a wealth of opportunities as garage, workshop, hobby area, home office, home gym or occasional overflow accommodation to name but a few.

This property is a full modernisation project waiting for the right owner to bring it to its full potential. For anyone seeking a sizeable coastal home, this property offers the perfect canvas to create your dream living space.

Situated within walking distance of the beach, river, woodland, and a charming village pub, the location is ideal for those seeking a peaceful yet vibrant lifestyle. Don't miss out on the opportunity to own a piece of this picturesque village and turn this property into your own slice of paradise.

- Large detached double fronted house in need of modernisation
- Large garden, parking and sea views
- Large detached outbuilding, former bakery
- Flexible accommodation - 5/6 bedrooms
- Ground floor bedroom and suite wet room
- 2 Reception rooms
- Coastal village location
- NO ONWARD CHAIN



Entrance Hall

3'11" x 14'9" (1.2 x 4.5)

With doors off to the ground floor accommodation and stairs rising to the first floor.

Lounge/Dining Room

12'9" x 23'3" (3.9 x 7.1)

Spacious room with bay window to the front and window to the rear over looking the garden. There is a fireplace to the rear section of the room and this room would make an ideal kitchen/diner.

Living Room

12'11" x 11'6" (3.96 x 3.52)

With sea glimpses from the large bay window to the front.

Kitchen

8'10" x 4'11" (2.7 x 1.5)

To the rear with window over looking the garden and door to outside. With oven, sink and quarry tiled floor.

Ground Floor Bedroom I

13'0" x 21'3" (max) (3.97 x 6.5 (max))

A large room with dual windows to side and rear and door to en-suite shower room.

Ground Floor Wet Room

Adapted for reduced mobility with sit in shower, low level WC and hand basin. Vinyl floor, tiled walls.

Bedroom 1

11'1" x 11'8" (3.4 x 3.57)

Sea views from window to the front and garden views to the side. Picture rail and fireplace.

Bedroom 2

8'10" x 11'6" (2.7 x 3.52)

A further double with sea view from window to the front.

Bedroom 3

9'6" x 10'11" (2.9 x 3.33)

Sea views from window to the front and garden views to the side.

Bedroom 4

9'7" (max) x 11'5" (2.94 (max) x 3.5)

With dual windows over looking the garden.

Bedroom 5

11'1" x 11'4" (3.4 x 3.47)

With dual windows over looking the garden.

First Floor Shower Room

5'1" x 6'2" (1.55 x 1.89)

With walk in bath and handbasin. Window to the rear.

First Floor WC

Low level WC, window to the rear.

Out Building/Bakery

15'6" x 20'10" (4.73 x 6.36)

Sub divided into two rooms this large useful outbuilding has a quarry tiled floor, tiled walls, Belfast sink and asbestos sink. There is power, lighting and drainage with plumbing for a washing machine and space for a tumble drier. Previously a bakery, there is also an industrial oven in situ.

External

The property sits in a lovely plot laid mostly to lawn with off road parking and is a blank canvas.

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



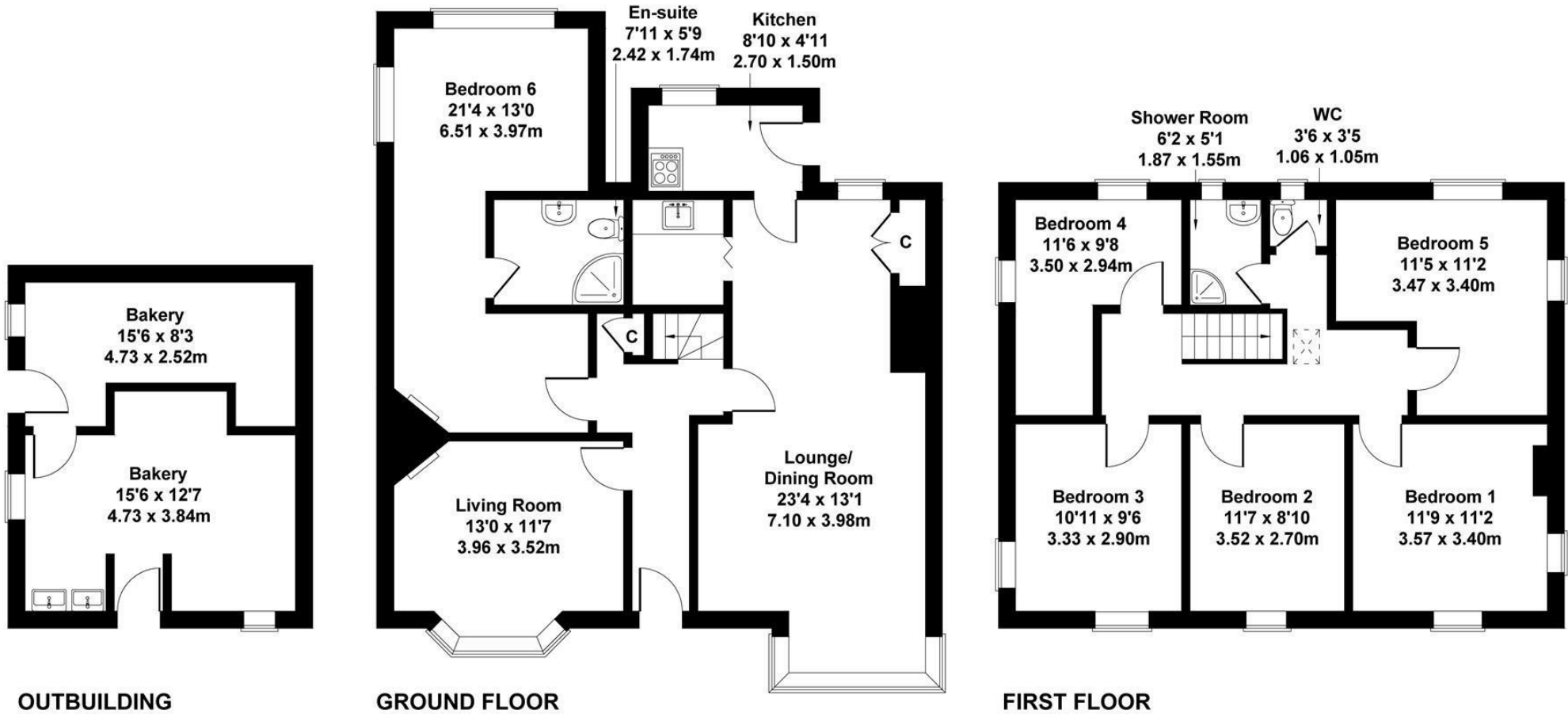


Midlands and beyond. The nearby village of Dyffryn Ardudwy provides good local amenities including a school, village hall, shops, petrol station and a public house.



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Approximate Gross Internal Area
1927 sq ft - 179 sq m



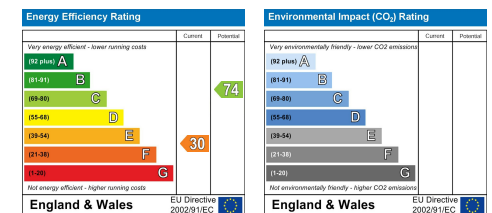
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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