



Glyn Berwys

Talybont | LL43 2AA

£345,000

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT

# Glyn Berwys

Talybont || LL43 2AA

Located in the heart of the coastal village of Talybont, this spacious and delightful 3-bedroom detached bungalow will appeal to a wide variety of viewers and is guaranteed to tick all the boxes. In addition it has an incredibly special rear garden with a secret hidden section which will delight viewers!

To the front there is ample and level driveway parking leading to a garage and front door. One of the highlights of this home is the large L-shaped conservatory that overlooks the beautiful patio, lawns, and very private sunny garden with a variety of mature flowers, bushes, and shrubs.

A standout feature is the level driveway and garden, making it ideal for all individuals regardless of mobilities. Families with young children will appreciate the easy access for prams and buggies. Additionally, there is potential to expand into the loft if extra accommodation is required (subject to planning) providing an opportunity to further enhance this already impressive home.

Living in this coastal village offers the best of both worlds - the tranquillity of the beach within walking distance, easy access to local amenities, excellent transport links, and a local riverside pub nearby. Walkers will enjoy the riverside, woodland, hill and beach walks from the doorstep.

We recommend coming to view property in person so you can fully appreciate what a wonderful home it will be.

- 3 bedroom detached bungalow with unique and delightful garden
- Coastal village location in walking distance of beach, rivers and woodland
- Flat driveway parking and level garden access with backdrop of woodland
- Spacious accommodation with L shaped conservatory with triplex roof
- Garage, utility and additional WC
- Large very private mature garden with mature trees and shrubs and "secret garden" section at the bottom!
- Double glazed and centrally heated
- Close to transport links, village amenities and local pub
- Very large loft with conversion potential (subject to planning)



### Entrance Hall

'L' shaped entrance hallway with doors off to;

### Lounge

11'8" x 18'0" (3.58 x 5.51)

Warm and welcoming with feature fireplace with wood effect electric fire in granite hearth with wood surround and mantle. Double French doors open into the conservatory and provide a view of the delightful garden beyond.

### Breakfast Kitchen

9'10" x 14'8" (3.01 x 4.49)

Well equipped with a range of wall and base units, tiled splash backs and laminate flooring. There is space for fridge freezer, space and plumbing for washing machine or dishwasher (also space and plumbing for washing machine in utility, built in oven with hob and extractor over. There is room for a dining table and chairs. There is a door and window into the conservatory providing lovely garden views.

### Conservatory

22'4" x 7'2" (6.83 x 2.19)

Spanning the width of the house and "L" shaped, this wonderful space looks out over the garden and a door opens to the patio immediately outside. There is ample room for relaxing chairs and even space for a dining table if required. The triplex roof and central heating radiator mean that this space can be enjoyed all year round.

### Bedroom 1

15'0" x 9'1" (4.58 x 2.77)

A spacious and light double with dual windows to the front.

### Bedroom 2

11'1" x 8'5" (3.4 x 2.58)

A further double with window to the side, currently used as a home office.

### Bedroom 3

7'8" x 9'4" (2.34 x 2.85)

A third bedroom with window to the front.

### Shower Room

With white suite comprising of low level WC, shower cubicle and hand basin. Fully tiled walls, wood effect laminate flooring, heated towel rail and obscure window.

### Utility

A useful space with plumbing for the washing machine, central heating boiler and door to garden and door to garage.

### Additional WC

Located in the garage with low level WC.

### Garage

With double doors to the front and rear door leading into the utility room.

### Garden

To the front is driveway parking for up to 3 cars plus a lawned area which could accommodate further parking if required.

The rear garden is splendid, with a large flagged patio in front of the conservatory leading down to well maintained lawn. The garden has a very sunny aspect and is incredibly private. It is a riot of colour with mature trees, bushes, shrubs and flowers and a vegetable plot. If that is not enough, a gate through the fence at the bottom leads to the "secret garden" which contains an additional lawn, further vegetable patch, fruit trees and a babbling stream with a backdrop of mature woodland.

### Additional Information

The property is connected to mains electricity, water





and drainage. It is fully double glazed with oil fired central heating.

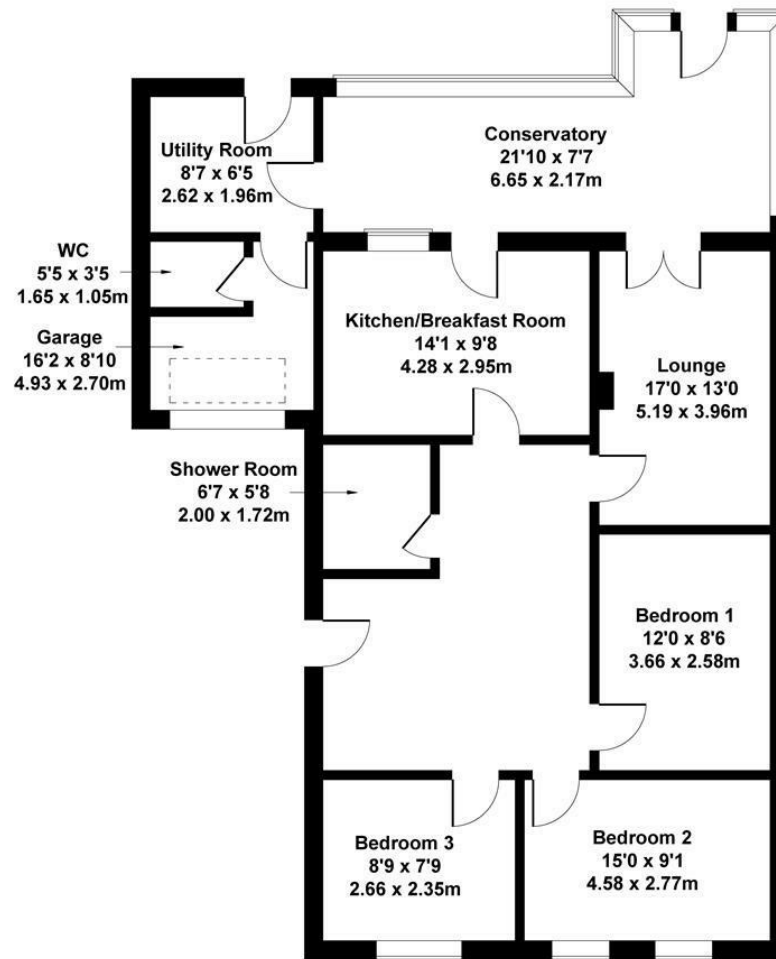
### **Talybont and its Surrounds**

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.



# Glyn Berwys Talybont, LL43 2AA

Approximate Gross Internal Area  
1216 sq ft - 113 sq m



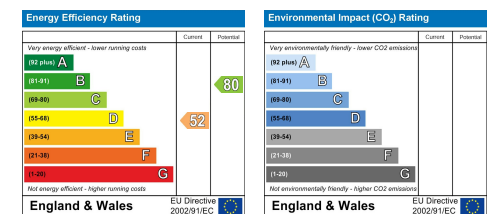
not drawn to scale for illustrative purposes only

## 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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