



24

Talybont | LL43 2BB

£325,000

MONOPOLY
BUY ■ SELL ■ RENT



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24 Glan Ysgethin is a spacious and attractive detached 3 bedroom bungalow which benefits from sea views to the front and a delightful mature, very private rear garden.

It is located on a quiet cul-de-sac on an award winning development with woodland and river walks from the doorstep.

There is plentiful driveway parking and a good sized detached garage. The accommodation is extremely well maintained, well presented, light and airy and the property is within easy walking distance of the village amenities. The River Ysgethin and village pub are also within walking distance and the beach can be reached with a longer walk or very short drive.

The property has double-glazed units throughout, newly installed Medallion electric storage heaters and thermostatically controlled panel heater

This property is perfect for anyone seeking a lovely coastal home, holiday retreat or investment property in a tranquil location within in a popular village setting with easy rail and bus links too.

It is being sold with the benefit of NO ONWARD CHAIN and with contents available by negotiation the property is ready for new owners to move in, relax and enjoy the best of a coastal lifestyle.

- 3 bedroom spacious detached bungalow with sea views
- Cul de sac location in sought after village
- Large detached garage and driveway parking
- Delightful mature and private back garden
- River, woodland and pub in walking distance
- Immaculately presented
- Successful holiday rental with contents available by negotiation
- Refitted bathroom
- Fully double glazed
- NO ONWARD CHAIN



Entrance Hall

A door from the driveway opens to the entrance hall with wood effect laminate flooring, doors to the main accommodation and useful storage cupboard housing hot water cylinder. There is also a hatch to the insulated loft.

Lounge/Diner

19'9" × 11'4" (6.03 × 3.47)

Spacious and light with patio doors opening to the garden, wood effect laminate flooring and a feature stone fireplace with open grate, slate hearth and wooden mantle, currently housing a coal effect electric stove. There is ample room for a dining table and chairs. Door to kitchen.

Kitchen

9'11" × 8'0" (3.04 × 2.44)

With a range of wall and base units, wood effect laminate flooring, a white sink, built in oven and hob with extractor over, space and plumbing for a washing machine and space for fridge freezer. Door and window to the garden.

Principal Bedroom

12'4" × 11'4" (3.77 × 3.47)

A good sized double bedroom with lovely sea views from the window to the front.

Bedroom 2

10'9" × 8'0" (3.28 × 2.46)

A further double bedroom with sea views from the window to the front.

Bedroom 3

9'4" × 8'0" (2.86 × 2.45)

A third double with window to the side.

Bathroom

5'8" × 7'11" (1.75 × 2.43)

Recently refitted with fully tiled walls and white suite

comprising of L shaped bath with shower over, hand basin and low level WC. Heated towel rail, LED lit mirror and obscure window.

Garage

8'2" × 16'9" (2.49 × 5.11)

Detached garage with up and over door to front and door to rear. High vaulted ceiling with additional storage space in the rafters.

Exterior

To the front is a lawned garden and driveway parking for up to 3 cars. To the rear is a private enclosed garden, laid to patio and lawns with mature trees, shrubs and flowers.

Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed and has new Technotherm storage radiators living room and hallway which are smart read/wifi controlled. The remainders are oil fired.

The property is currently operated as a successful holiday let with contents available by negotiation.

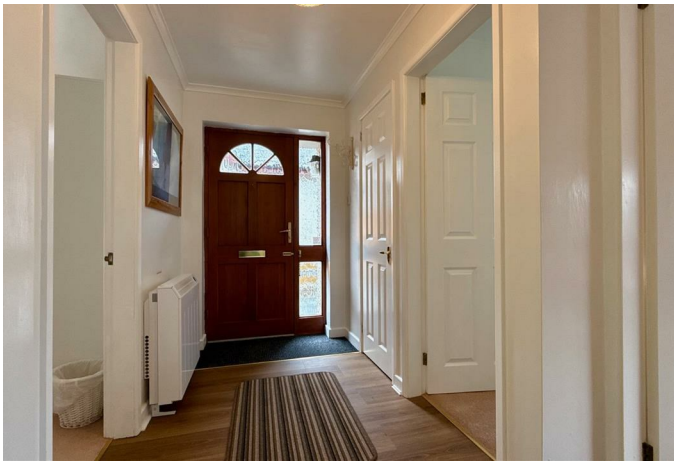
Article 4

The property benefits from Class C6 meaning that this has planning permission to use as a short term holiday let or primary residence.

Talybont and its Surrounds

Talybont 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, shops and a petrol station. 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. The area contains a diversity of property and appeals equally as a holiday destination or a place to live.

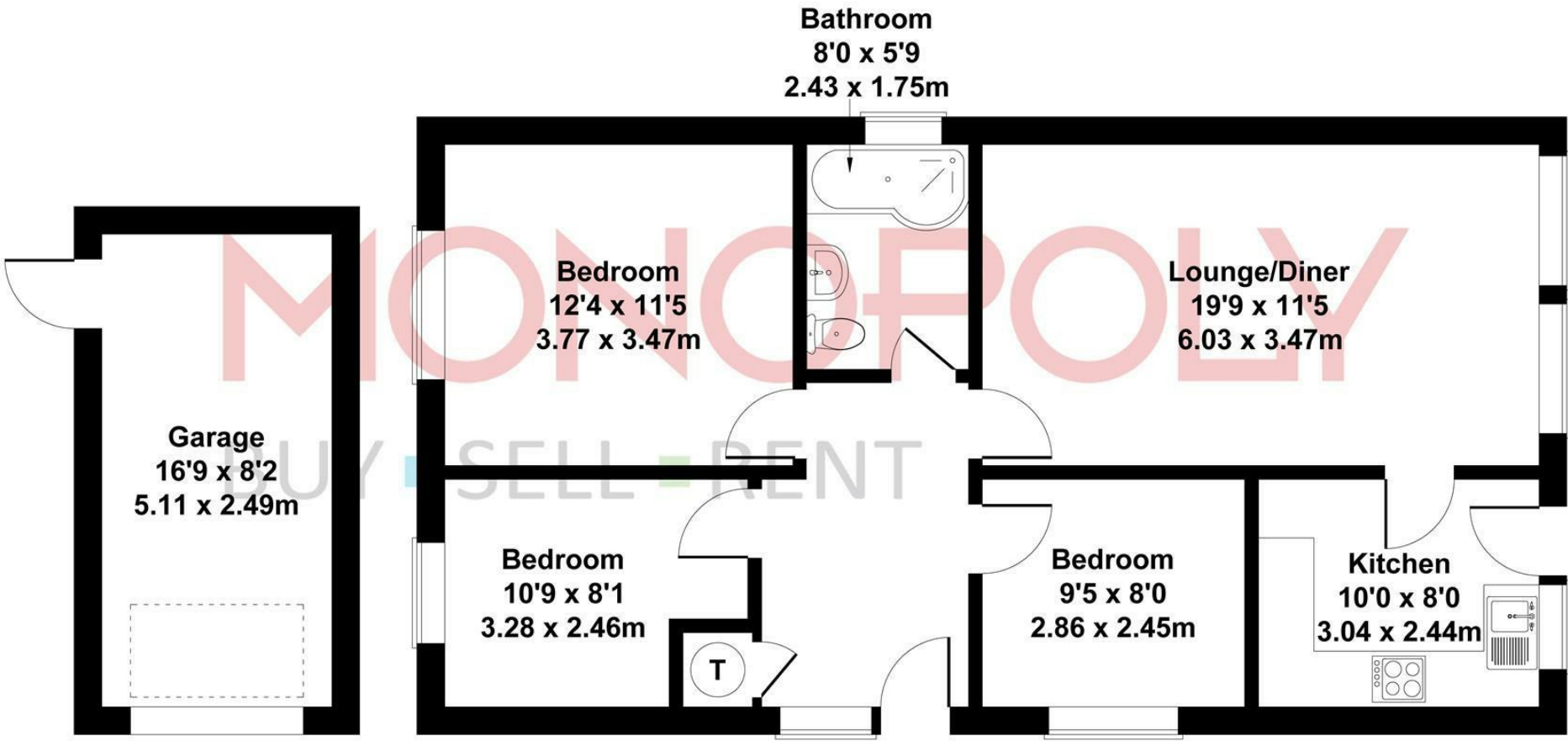






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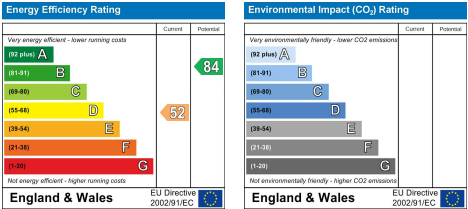
Approximate Gross Internal Area
915 sq ft - 85 sq m



GARAGE

Not to Scale. Produced by The Plan Portal 2025

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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