



67

Talybont | LL43 2AG

£210,000

MONOPOLY®  
BUY ■ SELL ■ RENT



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No 67 Llwyn Ynn presents a delightful opportunity to acquire a beautifully improved and very well presented link detached bungalow with expansive sea views in a popular location on this sought after development.

Offering extremely good value for money this two-bedroom residence boasts stunning sea views that are sure to captivate any prospective buyer and with a recently added additional shower room, newly installed central heating, new carpets and tasteful redecoration, this bungalow is "move in ready" for new owners to enjoy with the added benefit of NO ONWARD CHAIN.

The current owners have meticulously enhanced the property, a newly installed central heating system guarantees warmth and comfort throughout the year, while the contemporary family bathroom and an additional newly installed shower room provide modern convenience for daily living. Freshly decorated interiors, complemented by new carpets, create a welcoming atmosphere that is both stylish and practical.

The kitchen is well equipped with an adjacent utility area for all the noisy appliances. Each of the two double bedrooms is generously sized, and have a tranquil outlook over the very private totally enclosed rear garden.

In addition to its impressive living spaces, the property features a large garage that doubles as a workshop and utility room, offering valuable storage and workspace options. The newly installed shower room is to the rear and perfect for washing down after muddy walks and sandy beach days. The bungalow is ideally situated within walking distance of local village amenities, the beach, woodland and river walks and the local pub. Transport links are on the doorstep.

This bungalow is a rare find, combining modern comforts with the charm of village life. If you are seeking a new coastal home, this bungalow in Talybont is an opportunity not to be missed.

- 2 bedroom bungalow with sea views much improved by current owner and "move in ready"
- New oil fired central heating system
- Contemporary family bathroom plus newly installed additional shower room
- New carpets and fresh decoration throughout
- Utility area/garage /workshop
- Very private well maintained rear garden, driveway parking to the front
- Lovely views over Cardigan Bay and to the Llyn peninsula
- Walking distance of village amenities, the beach and transport links
- NO ONWARD CHAIN



### **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.

### **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.

### **Store room**

space for coats and shoes and obscure window to the side.

### **Kitchen**

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

Well equipped with wood effect laminate flooring, a range of wall and base units, including built in wine rack, fitted oven with gas hob and extractor over, integrated under counter fridge and tile effect vinyl flooring. There is space and plumbing in the garage for the washing machine, tumble drier and large fridge freezer.

### **Bedroom 1**

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

A double bedroom with new carpet and window to the rear overlooking the garden.

### **Bedroom 2**

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

### **Bathroom**

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

Contemporary bathroom with white suite comprising of low level WC, bath with shower over (recently installed) 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.

### **Utility/Garage**

36'8" x 8'7" (11.20 x 2.64)

This large area is perfect as a garage/workshop and utility and has the benefit of new doors to the front and new roof insulation. It has electricity, power and plumbing with connections and space for a washing machine, a tumble drier and space for a fridge freezer. There are base units with a counter over. To the rear is a door to the garden and door to the shower room.

### **Shower Room**

Recently installed with shower and new window.

### **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 well maintained with patio, lawn and mature trees and shrubs.

### **Additional Information**

The property is connected to mains electricity, water and drainage with a recently installed oil central heating system and additional insulation to attic and garage/utility roof. The property is fully double glazed.

### **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





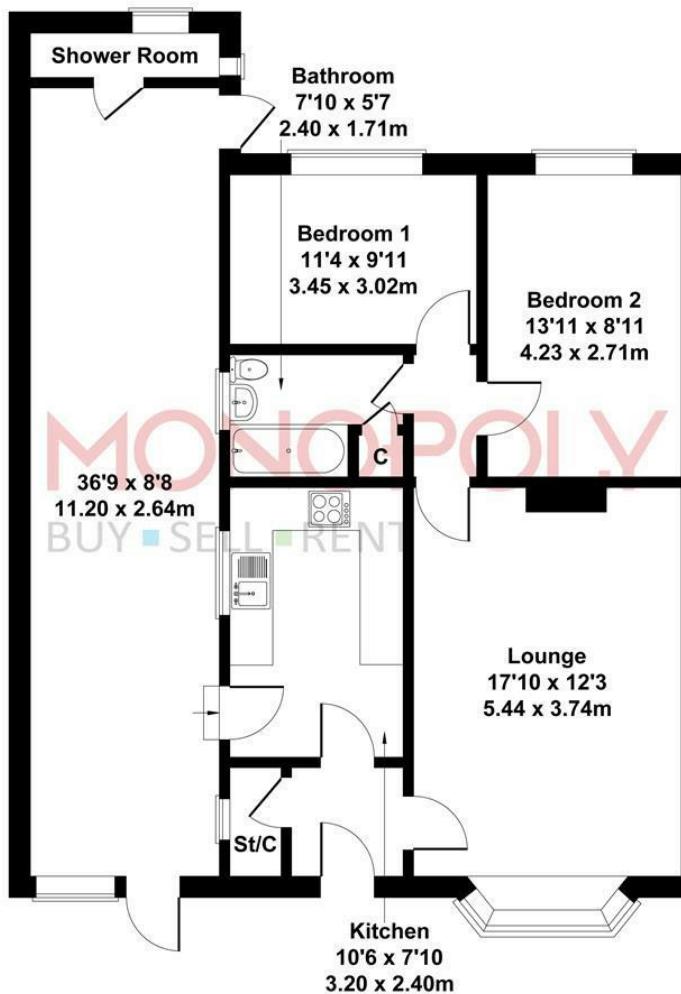
station. A railway station with links to the local towns of Barmouth and Porthmadog, and extending to the Midlands and beyond. The nearby village of Dyffryn Ardudwy provides very good local amenities including a school, village hall, shops and petrol station. The area contains a diversity of property and appeals equally as a holiday destination or a place to live.





# 67 Llwyn Ynn

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2025  
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.

Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			





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