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Talybont | Merionethshire | LL43 2AG

£249,950

MONOPOLY
BUY ■ SELL ■ RENT



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A beautifully refurbished and very well presented 3 bedroom link detached bungalow with some of the best sea views which can be enjoyed from the superb open plan lounge/kitchen and garden. It has a superb location on this highly popular development in the village of Talybont.

The current owners have created an attractive contemporary home with spacious, light and sunny open plan kitchen/diner/lounge with French doors opening onto a raised patio with expansive sea views and direct access to the garden. A wonderful location for soaking up the sun and watching the incredible sunsets from the comfort of the patio or lounge.

The sleek contemporary kitchen and bathroom will appeal to all and the fully enclosed garden is perfect for families and gardeners alike.

A real highlight is the configuration of the internal accommodation meaning that the lounge and kitchen face the garden and coast and are bathed in sunlight throughout the day, while the bedrooms are a tranquil place to relax.

The accommodation flows perfectly with 3 bedrooms, a family bathroom plus an additional WC. In addition there is a garage/utility and driveway parking.

The property is well presented, fully double glazed with gas fired central heating, the property was rewired in 2017. New flooring has just been laid in the hall and lounge/kitchen/diner.

It is located within easy walking distance of train and bus links, village amenities, restaurant and pub with river and woodland walks and the beach on the doorstep.

The location, number of bedrooms, contemporary living space, generous garden and fantastic views combine to make this property stand out from the rest and we recommend booking an appointment to view at the earliest opportunity.

- 3 bedroom link detached bungalow with expansive sea views
- Recently refurbished with contemporary style and layout
- Lovely open plan kitchen/lounge facing coast and garden with French doors to large patio and coastal views
- Well presented with gas central heating and double glazing
- Popular coastal village location
- Contemporary bathroom with bath and separate shower and underfloor heating plus additional WC
- Garage/utility and driveway parking
- Totally enclosed sunny lawned garden with raised patio and sea views
- Walking distance of beach, river, woodland, pub and transport links
- Refurbished in 2017 including rewiring and installation of central heating



Hallway

A door from the driveway opens to the entrance hall with new flooring and doors off to the main accommodation.

Kitchen

11'6" × 9'0" (3.52 × 2.75)

A contemporary kitchen with a range of shaker style base and wall units plus breakfast bar, open plan to the lounge with new flooring and recessed spotlights. There is a built in eye level oven and hob with extractor over, integrated dishwasher and space for large American style fridge freezer. A window looks out over the garden to the sea.

Living Room

15'3" × 11'10" (4.67 × 3.62)

Open plan to the kitchen, light and spacious with sea views through the patio doors opening onto the raised patio. With new flooring and recessed spotlights.

Bedroom 1

13'2" × 11'11" (4.03 × 3.65)

A generous double with window to the front.

Bedroom 2

10'3" × 8'6" (3.14 × 2.60)

A further double with window to the front.

Bedroom 3

8'11" × 8'2" (2.72 × 2.49)

With single bedroom with window to the side. Also ideal for a home office/study.

Family Bathroom

8'7" × 7'3" (2.62 × 2.23)

A contemporary bathroom with under floor heating and walk in shower cubicle with drencher shower and separate bath. There is a low level WC and hand basin, heated towel rail, recessed spotlights and attractive tiling to wall and floor.

WC

5'9" × 2'10" (1.77 × 0.88)

With white suite comprising of low level WC, hand basin, tiled flooring and recessed spotlights.

Garage/Utility

15'3" × 9'0" (4.67 × 2.76)

The garage has plumbing and connections for a washing machine and tumble drier and also houses the Worcester central heating boiler. There are doors to the front and rear and a window overlooking the garden.

Exterior

To the front there is a driveway with parking for at least 2 cars. There is also a lawn and pathway to the front door. To the rear there is a large raised patio with sea views and steps down to a lawn where there are two sheds.

Additional Information

The property is connected to mains electricity, water and drainage. It has propane gas central heating and is fully double glazed. Recently refurbished it was re wired and re plumbed in 2017/18, and benefits from central heating, new kitchen, bathroom and flooring. New flooring for the hall and lounge/kitchen/diner flooring has just been fitted.

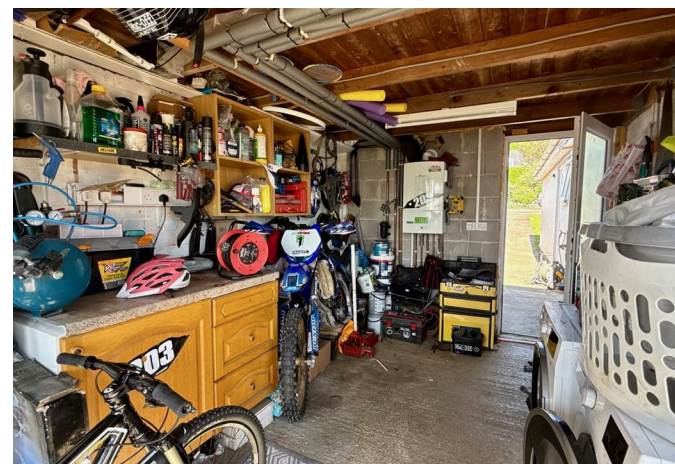
Talybont and its Surrounds

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.





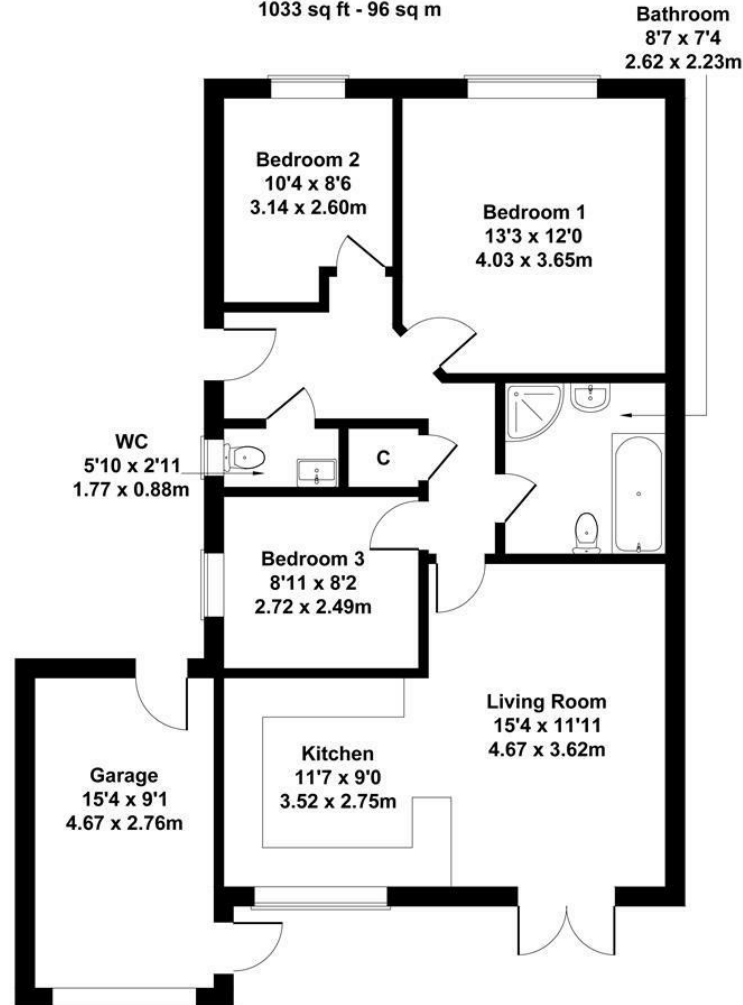






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Approximate Gross Internal Area
1033 sq ft - 96 sq m

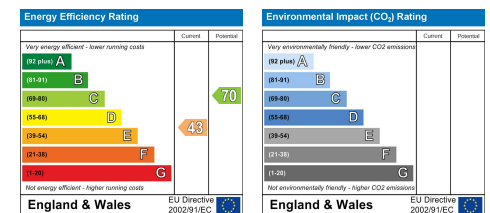


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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

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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