



79

Talybont | LL43 2AG

£275,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





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In a popular coastal village location, this well presented link attached bungalow offers new owners a well presented and ready to move into home featuring three well-appointed bedrooms, a sunny garden and a highly energy efficient EPC of B.

The bungalow boasts a landscaped garden with large sun drenched decking perfect for enjoying warm summer days, while the cosy log-burning fire in the lounge adds a touch of warmth and charm during the cooler months. The contemporary kitchen and bathroom were fitted just two years ago, ensuring modern convenience and style. The property has been partially rewired and is well insulated, contributing to its energy-efficiency.

The solar panels charge the 3kw battery and also export excess power to the grid proving an annual income of between £500 - £600. Heating is via air source heat pump.

The garage has been converted to provide not only a useful utility room to the rear but a workshop area to the front and there is a level flat driveway.

Repointed at the rear and meticulously maintained, this home is ready for you to move in and enjoy. The popular village location offers easy access to local amenities, including a riverside pub and it is just a short stroll from the beach. In addition, a restaurant, seasonal leisure centre, and a railway and bus halts are all within walking distance, making it perfect for both relaxation and recreation.

For those who love the outdoors, the area is a haven for walkers, with picturesque riverside, woodland, hill, and beach walks right on your doorstep.

This beautifully presented bungalow presents an ideal coastal lifestyle choice offering the tranquillity of coastal living while remaining well-connected to the surrounding area. Don't miss the opportunity to make this lovely property your own.

- 3 Bedroom bungalow in coastal village location
- Sun drenched colourful landscaped garden with large decking area, lawn and shed
- Contemporary kitchen and bathrooms fitted only 2 years ago
- Highly energy efficient EPC B, solar with 3 kw battery with feed in tariff generating income
- Level driveway parking with garage currently configured as utility and workshop
- Walking distance of local amenities, including a riverside pub, restaurant, seasonal leisure centre, railway and bus halts
- Beach, river and mountain walks from the doorstep
- Cosy log burning stove in lounge, double glazed with air source heat pump
- Partially rewired, repointed to the rear and insulated
- Export to grid generating between £500 - £600 per annum



Entrance Hall

With doors off to the main accommodation and large cupboard for coats, boots and shoes etc.

Lounge/Diner

17'11" × 10'10" (5.48 × 3.32)

Light and spacious with patio doors opening to the decking and gardening and cosy log burning stove with tiled surround and wooden mantle.

Kitchen

12'0" × 8'6" (3.68 × 2.61)

Newly installed just 2 years ago the contemporary kitchen has a range of wall and base units with breakfast bar and attractive tiled splashbacks. Integrated appliances include fridge/freezer, oven/grill and induction hob with extractor over. With wood effect laminate flooring and window and door to the side.

Bedroom 1

10'10" × 11'4" (3.31 × 3.47)

A generous double with window to the front.

Bedroom 2

8'6" × 11'5" (2.61 × 3.49)

A further double with window to the front.

Bedroom 3

8'7" × 8'6" (2.62 × 2.6)

A single room, also perfect for home office, study, hobby room with views to the garden.

Bathroom

7'3" × 6'9" (2.21 × 2.06)

Newly installed two years ago with contemporary white suite comprising of bath with shower over and rainfall attachment, hand basin in vanity unit and WC. Vinyl flooring, shower walls and obscure window.

Utility/Workshop

16'6" × 8'11" (5.03 × 2.72)

The garage is currently configured as a workshop/utility area but could be reverted back to a garage if required. There is power, water and drainage.

There is a range of fitted wall and base units with counter over, space and plumbing for two fridge/freezers, a washing machine and a tumble dryer, radiator and extractor fan plus views over to the garden and doors out.

The controls for the solar system, battery and hot water tank are housed in this area.

Exterior

The property is set back behind a small lawn and benefits from a level driveway with parking for 3 cars. To the rear is a beautifully landscaped sunny garden where the highlight is the large decking area installed 4 years ago with sunbathing and BBQ area, extensive storage underneath with lighting and power. Steps lead down to a lawn and colourful borders of bushes and shrubs.

Additional Information

The property is freehold and connected to mains electricity, water and drainage.

It is fully double glazed and benefits from solar panels (with 3 kw battery) which export any excess power to the grid generating an income for the owners. Heating is via air source heat pump.

Article 4

Class C3 Primary Residence.

The purpose of the Article 4 Direction is to revoke





the right to change of use without planning consent, for the following use:

Change of use of a main residence (use class C3) into a second home (use class C5) or short-term holiday let (use class C6) and specific mixed uses;
Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;
Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.

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.

Disclaimer

ANTI-MONEY LAUNDERING CHECKS

In accordance with current anti-money laundering legislation, intending purchasers will be required to provide proof of identity, address and source of funds/source of wealth information when an offer is made and before any sale can proceed. We ask for your cooperation to minimise delays.

IMPORTANT NOTICE

These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst we take reasonable care to ensure that the information provided is accurate and not misleading, buyers should not rely on these particulars as statements or representations of fact and should satisfy themselves by inspection, survey, searches and enquiries through their solicitor.

The Agent has not tested any apparatus, equipment, fixtures, fittings, services, heating systems, electrical installations, appliances or other items at the property and cannot confirm that they are in working order or fit for purpose. Any reference to tenure, boundaries, rights of way, easements, planning, building regulations, services, council tax, broadband/mobile coverage or other matters is based on information supplied by the Seller or third parties and should be verified by the Buyer's solicitor or surveyor.

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Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.







79 Llwyn Ynn

Approximate Gross Internal Area

893 sq ft - 83 sq m



GROUND FLOOR

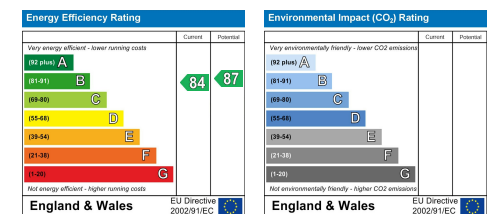
Not Drawn To Scale, For Illustrative Purposes Only.

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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