



# Tom Parry

81 LLwyn IYnn, Talybont, LL43 2AG  
Offers in the region of £225,000



## 81 LLwyn IYnn, Talybont, LL43 2AG

Welcome to 81 LLwyn Ynn - a link detached 3 bedroom bungalow located on this highly sought after residential estate. Whilst the property would benefit from redecoration and some updating, it is in good order throughout and benefits from a large lounge, 2 double bedrooms, a third bedroom/study and low maintenance gardens to the front and rear. It is a blank canvas - and is the ideal property for new owners to update and renovate to their own style and taste.

As an added bonus there is an attached garage and private enclosed rear garden.

It is conveniently located close to all local amenities including transport links, local shop, public house and beautiful woodland walks. The beautiful beach of Talybont is also a 10 minute stroll from the door step.

This comfortable bungalow has the perfect blend of space, convenience and potential - viewings are highly recommended.

Accommodation comprises: ( all measurements are approximate )

Side entrance door into

### ENTRANCE HALL

2.20 x 3.80 (7'2" x 12'5")

Spacious L shaped entrance hall, storage cupboard, doors leading to

### LOUNGE

3.50 x 5.61 (11'5" x 18'4")

Feature multi fuel burning stove with slate hearth, sliding patio doors into rear garden, electric storage heater, door into

### KITCHEN

2.75 x 3.05 (9'0" x 10'0")

Fitted with wall and base units with laminate worktops above, single sink and drainer unit, pantry cupboard, airing cupboard housing hot water cylinder, electric cooker, space and plumbing for washing machine, vinyl flooring, window and door to side

### BEDROOM 1

3.62 x 3.36 (11'10" x 11'0")

Window to front aspect, electric storage heater

### BEDROOM 2

3.62 x 2.63 (11'10" x 8'7")

Window to front, electric storage heater

### BEDROOM 3/STUDY

2.68 x 2.70 (8'9" x 8'10")

Window to rear, laminate flooring

### BATHROOM

2.23 x 2.38 (7'3" x 7'9")

Fitted with coloured suite comprising panelled bath with hand held shower above, pedestal wash hand basin, low level w.c., obscured window to side, vinyl flooring

### EXTERNAL

To the front of the property is a low maintenance garden. Off road parking for 2 vehicles and garage. To the rear is an enclosed garden laid mainly to lawn. Shed.

### SERVICES

Mains water, drainage and electricity.

### MATERIAL INFORMATION

Tenure freehold - main residence

Gwynedd Council Tax band C

Standard construction

### LOCATION

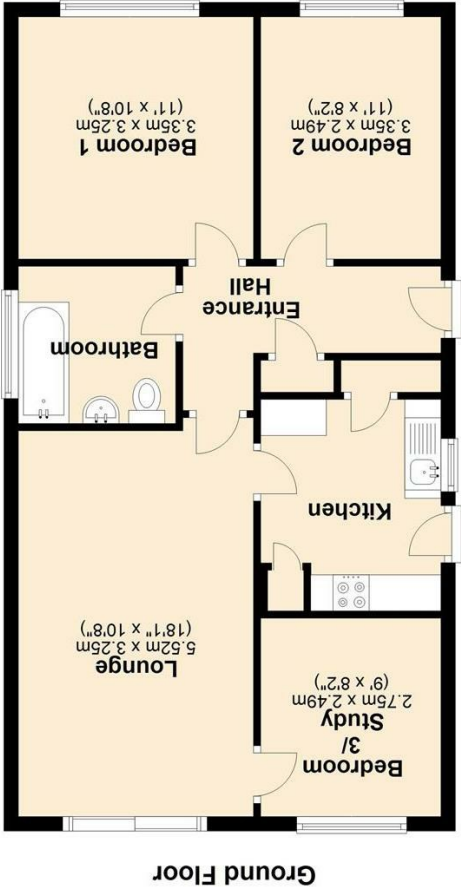
Talybont is a coastal village located on the western fringe of the Snowdonia National Park. Named after the very old road bridge in the centre of the village which goes over the Ysgethin river, the area has miles of glorious sandy beaches, and rugged and remote woodland, with rivers and waterfalls. Talybont also has a restaurant, public house 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 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 and call home.











81 Llwyn Ynn TALYBONT LL43 2NG		Energy rating <div>E</div>	Valid until: 9 February 2036
Certificate number: 0536-5223-1500-0861-8292			
Property type Detached bungalow		Total floor area 68 square metres	



NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.