



Llwyn

Talybont | LL43 2AA

£300,000

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT



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Located in the heart of the coastal village of Talybont, this spacious 3-bedroom detached bungalow with a delightful rear garden will appeal to a wide variety of viewers. The large private sunny garden has a variety of mature flowers, bushes, and shrubs, long lawn and patio area in front of the conservatory.

Standout features are both the level driveway and flat garden, making it ideal for all individuals regardless of mobilities. Families with young children will appreciate the easy access for prams and buggies. Additionally, there is potential to expand into the loft if extra accommodation is required (subject to planning) providing an opportunity to further enhance this already impressive home.

With 3 bedrooms, large lounge plus conservatory, kitchen and family bathroom, there is no lack of space in this well proportioned bungalow. In addition there is a useful garage with utility area.

With some upgrading required, (reflected in the price) new owners have the opportunity to put their own stamp and create a wonderful home.

Living in this coastal village offers the best of both worlds - the tranquility of the beach within walking distance, easy access to local amenities, excellent transport links, and a local riverside pub nearby. Walkers will enjoy the riverside, woodland, hill and beach walks from the doorstep.

Being sold with the benefit of NO ONWARD CHAIN, we recommend coming to view property in person so you can fully the location and opportunity this property presents.

- 3 bedroom detached bungalow in village location
- Flat driveway parking and level garden access with backdrop of woodland
- Coastal village location in walking distance of beach, rivers and woodland
- Garage with utility area
- Double glazed and centrally heated
- Very large loft with conversion potential (subject to planning)
- Close to transport links, village amenities and local pub
- Some upgrading required - reflected in price
- NO ONWARD CHAIN
- Large private mature garden with mature trees and shrubs



### Entrance Hall

From the driveway, the entrance door opens to the hallway with doors off to the main accommodation and space for shoes and coats.

### Lounge

13'0" × 17'1" (3.98 × 5.22)

A spacious lounge/diner with fireplace (not tested) and patio doors to the conservatory and garden beyond.

### Breakfast Kitchen

9'6" × 14'0" (2.92 × 4.27)

Having a range of wall and base units with tiled splash backs, built in oven and ceramic hob with extractor over. Space for an under counter fridge, wood effect laminate flooring and window to the rear garden. There is space for a dining table and chairs.

A door leads to the garage where there is plumbing and space for a washing machine and space for a fridge freezer.

### Conservatory

11'9" × 7'8" (3.6 × 2.36)

With tiled floor and lovely out look over the garden. Patio doors open to a small patio area and on to the long lawn.

### Bedroom 1

14'11" × 8'11" (4.57 × 2.72)

A generous double with dual windows to the front.

### Bedroom 2

11'11" × 8'5" (3.65 × 2.57)

A second double with window to the side.

### Bedroom 3

7'8" × 8'11" (2.34 × 2.72)

A single room with window to the front.

### Bathroom

5'7" × 6'8" (1.71 × 2.04)

With white suite comprising of quadrant shower, low level WC and hand basin, bathroom furniture with counter over plus matching tall storage unit. Fully tiled walls and obscure window to the side.

### Garage

8'7" × 27'1" (2.63 × 8.27)

Double doors to the driveway to the front and pedestrian doors to kitchen and garden plus window to the rear. Having lighting, power and water with space and plumbing for a washing machine, fridge freezer and housing the oil boiler.

### Exterior

A real highlight of this bungalow is the exterior. To the front there is a long level driveway and lawn with space to create additional parking if required. To the rear is a long, private and sunny rear garden. There is a patio area in front to the house and conservatory and there is hardstanding for a greenhouse or shed.

### Additional Information

The property is freehold and connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating.

### 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**

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 cooperation 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 details must therefore be taken as a guide only.

**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.



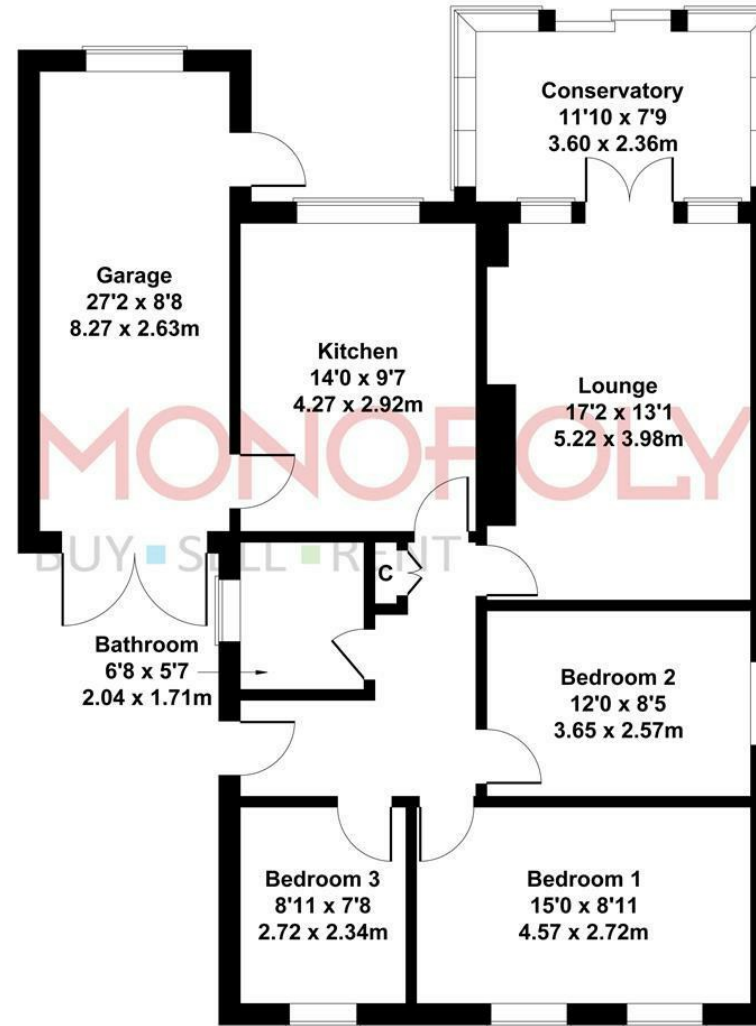




# Llwyn Talybont

Approximate Gross Internal Area

1119 sq ft - 104 sq m



Not to scale for illustrative purposes only

## MONEY LAUNDERING REGULATIONS 2003

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| Energy Efficiency Rating                    |                         | Current | Future | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Future |
|---|-------------------------|---------|--------|---|-------------------------|---------|--------|
| Very energy efficient - lower running costs |                         |         |        | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |        |
| (92-91) <b>A</b>                            |                         |         |        | (81-91) <b>A</b>  |                         |         |        |
| (81-91) <b>B</b>                            |                         |         |        | (71-81) <b>B</b>  |                         |         |        |
| (69-80) <b>C</b>                            |                         |         |        | (59-69) <b>C</b>  |                         |         |        |
| (55-68) <b>D</b>                            |                         |         |        | (49-58) <b>D</b>  |                         |         |        |
| (39-54) <b>E</b>                            |                         |         |        | (31-48) <b>E</b>  |                         |         |        |
| (21-38) <b>F</b>                            |                         |         |        | (11-30) <b>F</b>  |                         |         |        |
| (1-20) <b>G</b>                             |                         |         |        | (1-10) <b>G</b>   |                         |         |        |
| Not energy efficient - higher running costs |                         |         |        | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |        | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |        |





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