



**Tom Parry**

32 Llwyn Ynn, Talybont, LL43 2AG

**£215,000**

## 32 Llwyn Ynn, Talybont, LL43 2AG

Welcome to 32 Llwyn Ynn - a link detached 2 bedroom bungalow located on this highly sought after residential estate. The property is in good order throughout and benefits from a large lounge, 2 double bedrooms 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 currently being used as a utility room. This leads to a rear conservatory which is bathed in sunlight in the afternoons and evening, making the bungalow the ideal property to soak up the sun and unwind after a days work.

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

### KITCHEN

2.92 x 2.42 (9'6" x 7'11")

Fitted with wall and base units including sink and drainer unit, space for electric cooker, tiled splash back, laminate flooring, window to side, door into

### ENTRANCE HALLWAY

uPVC door leading to outside, door into

### SEPARATE W.C.

with window to side

### LOUNGE

3.72 x 5.48 (12'2" x 17'11")

Feature electric fireplace, large picture window to front, fitted carpet, radiator, door leading to

### INNER HALLWAY

Doors leading to

### BEDROOM 1

2.72 x 4.19 (8'11" x 13'8")

Window to rear aspect, radiator, fitted carpet

### BEDROOM 2

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

Window to rear aspect, radiator, fitted carpet

### SHOWER ROOM

Corner shower cubicle, wash hand basin with vanity storage cupboard below, low level w.c., vinyl flooring, full height storage cupboard, obscured window to side

### UTILITY ROOM

4.75 x 2.74 (15'7" x 8'11")

Formerly a garage but currently being used as a utility space with "Worcester" oil boiler, space and plumbing for washing machine, door leading into

### CONSERVATORY

3.48 x 1.61 (11'5" x 5'3")

Dwarf bricked wall with glazing above and door leading into rear enclosed garden

### EXTERNAL

To the front of the property is a low maintenance, mature colourful garden. Off road parking.

To the rear is a well stocked enclosed garden, rich in planting for all year round colour and interest.

Oil tank

### SERVICES

Mains water, drainage and electricity.

Oil fired central heating

### MATERIAL INFORMATION

Tenure freehold - main residence

Gwynedd Council Tax band C

Standard construction

### LOCATION

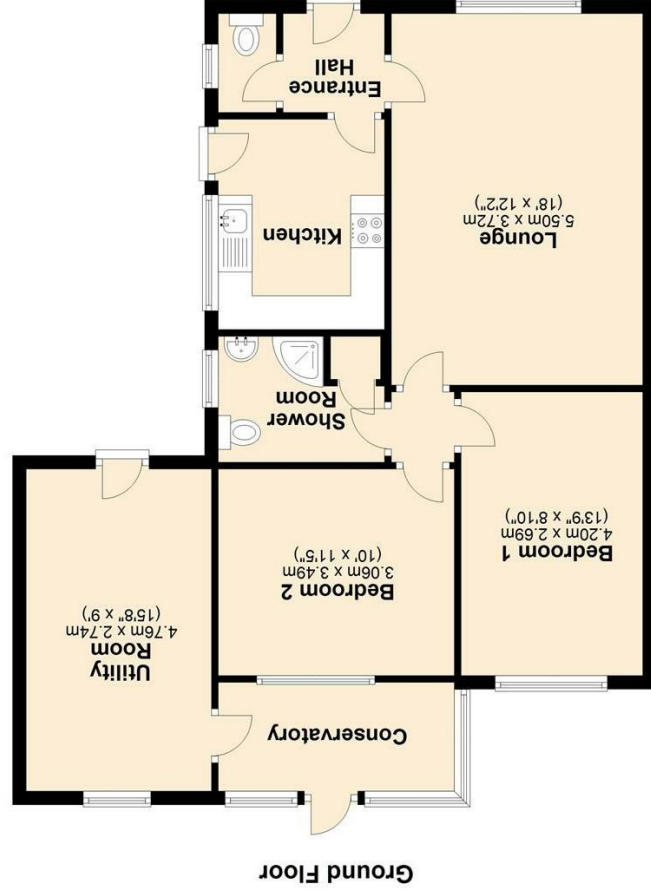
Talybont is a coastal village located on the western fringe of the Snowdonia National Park. Named after the very old road bridge in the centre of the village which goes over the Ysgethin river, the area has miles of glorious sandy beaches, and rugged and remote woodland, with rivers and waterfalls. Talybont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







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.



32 Llwyn Ynn TALBONT LL43 2AG		<b>E</b> Energy rating	Valid until: 23 October 2035	Certificate number: 0310-2273-5510-2895-5465
Property type: Detached bungalow				
Total floor area: 62 square metres				

Energy performance certificate (EPC)

