



78A

Talybont | LL43 2AG

£300,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





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This exceptional three-bedroom bungalow with sea views occupies a generous flat corner plot and boasts a spacious private garden that is larger than average, providing ample space for outdoor activities and relaxation. On a quiet cul-de-sac with large driveway, this home is perfect for those who appreciate the beauty of coastal living.

The interior is both deceptively spacious and beautifully presented. Featuring three bedrooms, two are king-sized, ensuring plenty of room for family or guests. The third is an ideal single or home office. The heart of the home is the spacious kitchen/diner, enhanced by a vaulted ceiling with roof light windows, allowing natural light to flood the space. The dining area is perfect for entertaining, with a log burner creating a warm and inviting atmosphere for cooler evenings in and patio doors to the garden for alfresco dining.

The living room also has a cosy log burner and dual aspect windows with sea views and patio doors that open out to the garden, making it easy to enjoy the best of summer living. The property is beautifully presented throughout, with oak flooring adding a touch of elegance.

Additional features include double glazing, oil-fired central heating, and solar panels that generate an income through the feed-in tariff. A utility room adds to the practicality of the home. The level plot is perfect for all mobilities and ages and the enclosed garden is ideal for children, pets and gardeners.

There is space, base and connections for a large garden room if desired.

Located within walking distance of local amenities, including a pub, beach, and scenic river walks, this bungalow is ideally situated for those who enjoy an active lifestyle. With excellent transport links nearby, this property is a perfect opportunity for anyone looking to embrace the coastal lifestyle in a peaceful village setting.

- LARGE CORNER PLOT - beautifully presented bungalow on larger than average level plot
- DECEPTIVELY SPACIOUS - contemporary layout with large kitchen/diner, utility and 3 bedrooms
- LOG BURNING STOVES - in both lounge and dining room, perfect for cosy nights
- COASTAL VILLAGE LOCATION - sea views from house and garden
- PATIO DOORS TO GARDEN - dining room and lounge both have patio doors to garden
- ENERGY EFFICIENT - double glazed, solar panels and oil fired central heating
- SOLID OAK FLOORING - hallway, kitchen/diner and bedroom
- UTILITY ROOM - and two storage rooms
- SPACE FOR GARDEN ROOM - hardstanding and connections
- LARGE TARMAC DRIVEWAY - that comfortably fits 3-4 cars



Entrance Hall

With solid oak flooring, airing cupboard and large storage cupboard perfect for coats, boots and household items.

Living Room

12'5" (max) × 21'2" (3.8 (max) × 6.47)

Spacious contemporary living room with sea views and cosy log burning fire on slate hearth with wooden mantle over. Bright and airy with dual aspect window and patio door opening to the garden.

Kitchen Area

18'3" × 8'7" (5.57 × 2.62)

With a solid oak flooring and a range of attractive shaker style wall and base units, built in 4 ring hob with extractor over, built in Neff oven and integrated microwave. There is space and plumbing for a dishwasher and space for large fridge freezer.

Dining Area

8'7" × 22'9" (2.62 × 6.94)

A stand out dining area with high vaulted ceiling and two roof light windows, solid oak flooring and log burning stove. Patio doors lead to the garden.

Utility Room

5'5" × 1'11" (1.67 × 0.6)

With space and plumbing for washing machine and a tumble drier plus hand basin.

Bedroom 1

9'6" × 12'2" (2.9 × 3.72)

A king sized bedroom with garden view.

Bedroom 2

8'10" × 12'5" (2.7 × 3.8)

A second king sized bedroom with garden view.

Bedroom 3

8'4" × 5'6" (2.56 × 1.7)

A single room with sea views and solid oak flooring.

Bathroom

5'2" × 4'11" (1.6 × 1.5)

Contemporary bathroom with stone effect wall and floor tiles, white suite comprising of bath with drencher shower over, hand basin and low level WC. Heated towel rail and obscure window.

Exterior

The property sits on a larger than average corner plot with a spacious driveway to the front for several cars and sea views. A gated entrance leads to the private and sunny garden which is totally enclosed with lawns, patios, gravel seating areas, mature bushes and shrubs.

There is hardstanding with connections for a large garden room currently in situ.

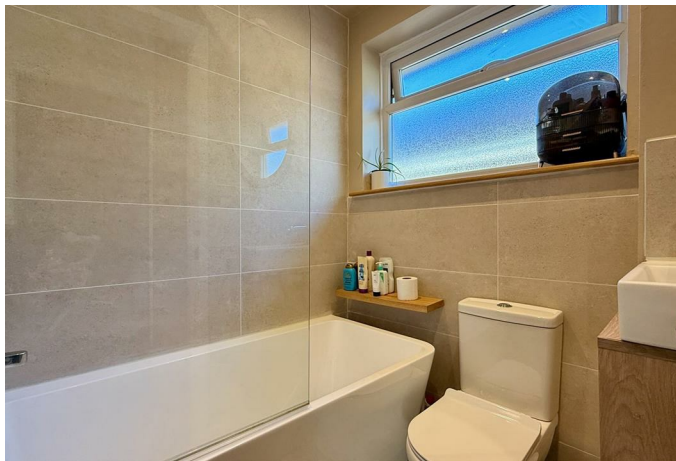
Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating and solar panels with feed in tariff (around £8 per month payback).

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.





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.

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.



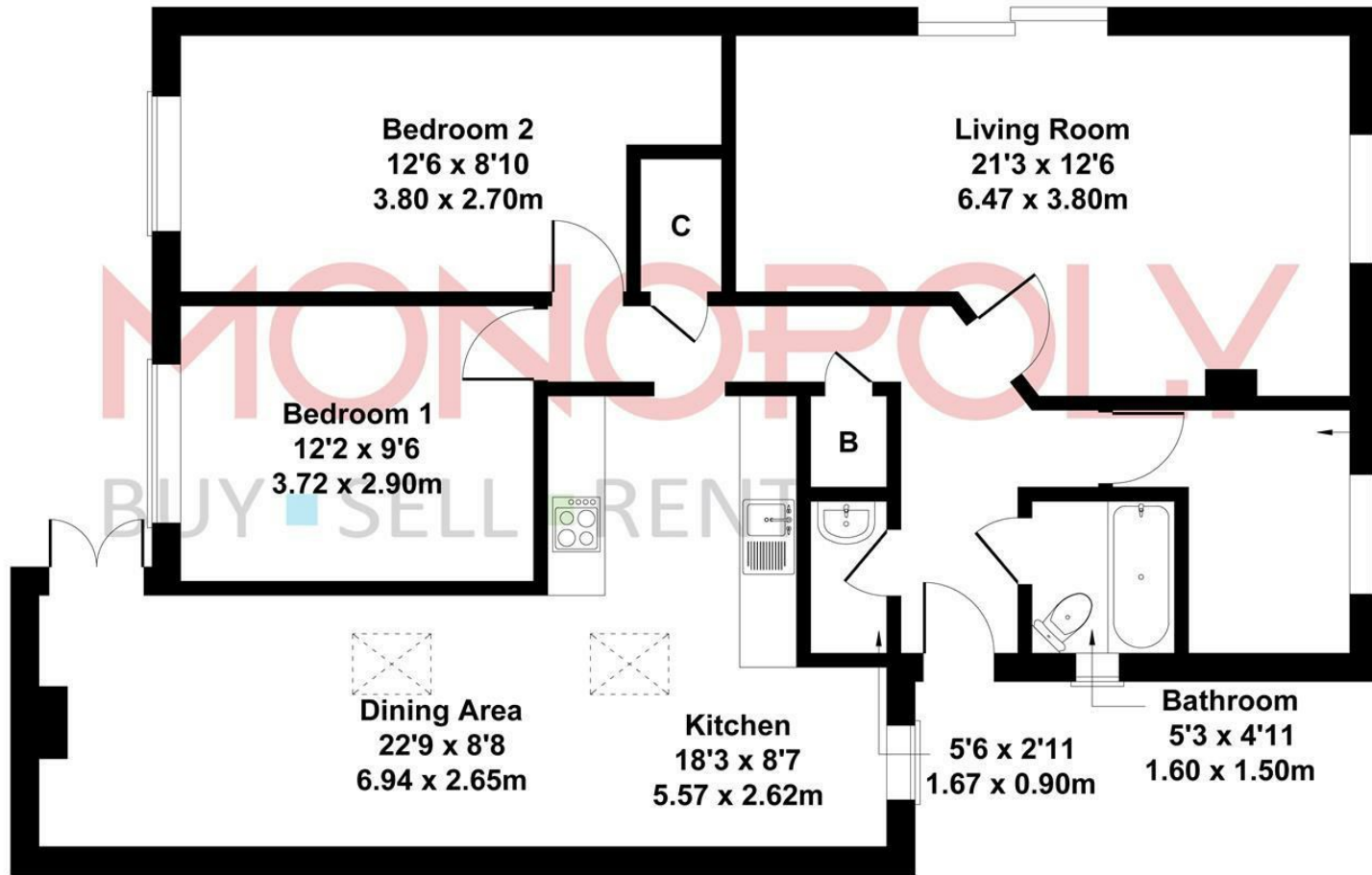




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Approximate Gross Internal Area
1066 sq ft - 99 sq m

Bedroom 3
8'5 x 5'7
2.56 x 1.70m



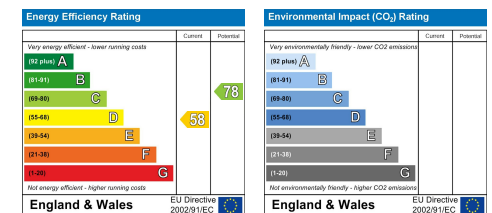
Not to scale for illustrative purposes only

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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