



Cynefin

Talybont | LL43 2AR

£320,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Location Location Location! Imagine starting the day with a stroll on the beach and finishing with a BBQ watching the sunset over the sea from your private garden. This beautifully refurbished three-bedroom bungalow offers an exceptional coastal lifestyle. Just a short stroll from the stunning sandy beach, this property is ideally situated for those who appreciate coastal living in a convenient location. A village riverside pub, a restaurant, seasonal leisure centre, and a railway halt are all within walking distance, making it perfect for both relaxation and recreation.

The current owners have thoughtfully renovated the home, enhancing its appeal with modern features such as a log-burning stove and solar panels, ensuring both comfort and energy efficiency. The contemporary kitchen is a highlight, complemented by a useful sun/utility room and a large workshop, providing ample space for all your needs.

With gardens on three sides, the sunny outdoor space is a true private haven. The expansive sandstone patio, complete with a hot tub connections, is an inviting suntrap to relax upon while enjoying the picturesque views of the fields and the sea beyond. A cosy wood burning stove in the lounge is perfect for chilly evenings. The property is tucked away down a short shared private road, offering a sense of privacy with just one close neighbour.

Inside, the timber frame and brick bungalow features three spacious double bedrooms, a family bathroom, and an additional WC, making it ideal for families or those who enjoy hosting guests. The flat parking area and absence of steps ensure that the property is accessible for all mobility levels, and a workshop/garage provides additional storage and space for vehicles and hobbies.

This delightful bungalow presents a rare opportunity to embrace a tranquil lifestyle by the coast, combining modern living with the beauty of nature. Don't miss your chance to make this exceptional property your new home.

- REFURBISHED 3 BEDROOM DETACHED BUNGALOW - spacious and beautifully presented
- SEA VIEWS AND WALKING DISTANCE TO BEACH - perfectly located to enjoy the coastal lifestyle
- FLAT PRIVATE SUNNY LANDSCAPED GARDENS AND DRIVEWAY - perfect for all mobilities and ages
- WORKSHOP/GARAGE - and driveway parking
- OPEN PLAN KITCHEN/DINER - central island hob with sea views, useful sun/utility room
- WALKING DISTANCE TO AMENITIES - riverside village pub, railway halt, shops and restaurants
- BORDERING ON FIELDS - garden to 3 sides backing on to fields
- COSY LOG BURNING STOVE - perfect for winter nights
- SOLAR PANELS AND INSULATION - fully double glazed with oil fired central heating
- QUIET BUT ACCESSIBLE



Entrance Hall

A welcoming and spacious entrance hall with wood effect laminate flooring and doors off to the main accommodation and large airing cupboard.

Lounge

18'0" x 9'8" (5.49 x 2.95)

Light and sunny with large picture windows and views over to the mountains. There is a log burning stove with slate surround on tiled hearth, perfect for cosy winter evenings.

Kitchen/Diner

23'2" x 12'1" (7.07 x 3.69)

Well equipped contemporary kitchen diner, complete with island hob providing the chef with sea views while cooking! There is a range of wall and base units with granite counter over, island with electric hob and storage and black composite sink. Integrated appliances include the oven, grill and dishwasher and there is space for a American fridge freezer.

There is attractive stone effect vinyl flooring and the room is semi open plan to the dining area with wood effect laminate flooring and French doors providing sea views and opening to the sandstone patio.

Principal Bedroom

10'11" x 10'4" (3.34 x 3.15)

A king sized bedroom with built in wardobes.

Bedroom 2

10'9" x 9'2" (3.3 x 2.8)

A further king sized bedroom with sea views.

Bedroom 3

9'5" x 9'3" (2.88 x 2.83)

A spacious double bedroom.

Family Shower Room

6'0" x 5'10" (1.85 x 1.8)

With coloured suite comprising of shower, and basin and WC. Tiled walls and wood effect vinyl flooring. Obscure window.

Cloakroom/WC

6'1" x 2'9" (1.87 x 0.86)

Coloured WC, concrete floor and obscure window.

Sun Room

Off the kitchen with sea and garden views, sink and wood effect vinyl flooring, door to garden.

Workshop/Garage

18'0" x 8'7" (5.49 x 2.64)

At the top of the drive is the garage/workshop. The up and over door has been replaced with a pedestrian door and UPVC window which could be replaced if necessary for use as a garage. The current owners use as a workshop which also houses the boiler and controls for the solar panels.

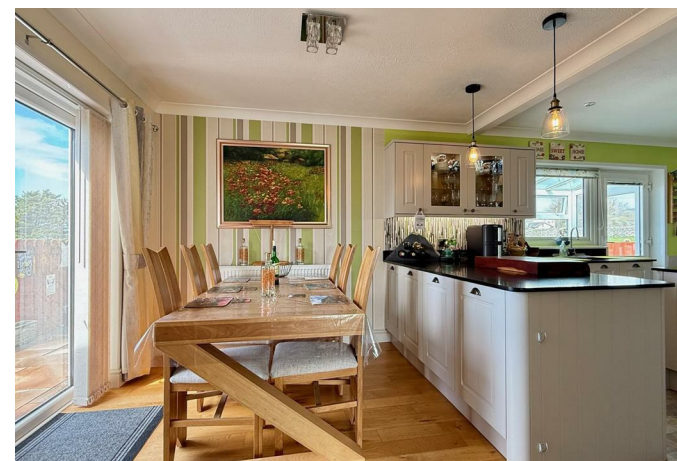
Exterior

The garden extends to three sides. To the front there is parking and a small lawn with flower beds. The rear and side benefit from a recently laid sandstone patio from which there are sea views. The garden has a very sunny aspect facing the coast and is private bordering on fields.

A shared private driveway with next door leads to the tarmac parking area in front of the property. To the rear there are views of the Moelfre and surrounding hills.

Included in sale is a large garden shed (13 x 8).

There are also connections on the side patio for a hot tub, perfectly located for star gazing (the hot tub may be available by negotiation).





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 for electricity.

It is freehold, approached by a shared private drive we believe owned by the neighbour.

The property is of timber frame construction and brick.

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.

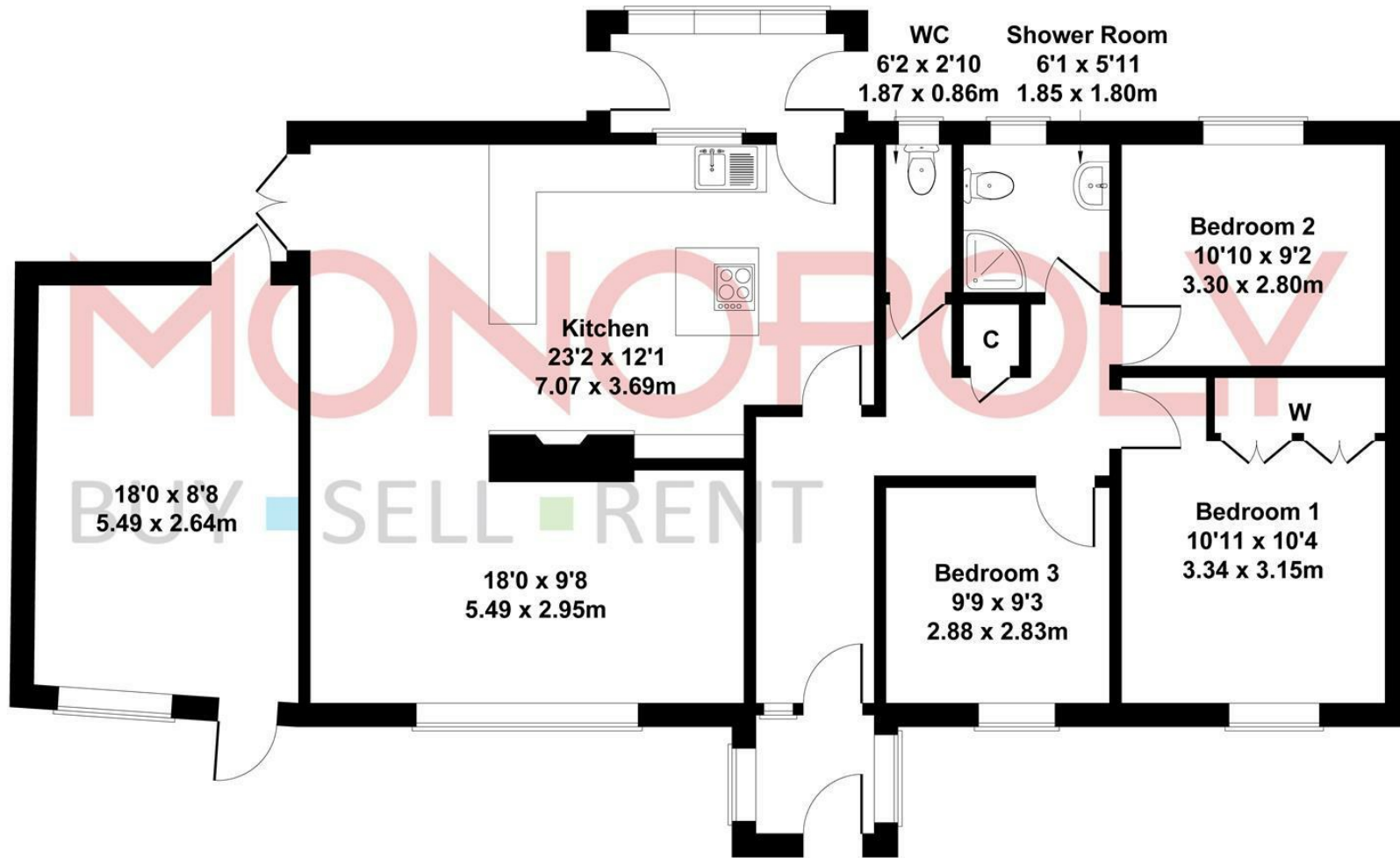






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Approximate Gross Internal Area
1302 sq ft - 121 sq m



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Passive	Current	Target	Passive
Very energy efficient - lower running costs 92-95% A			Very environmentally friendly - lower CO ₂ emissions 82-91% A		
90-91% B			80-81% B		
89-89% C			79-80% C		
88-88% D			78-80% D		
87-84% E			78-84% E		
81-83% F			71-78% F		
7-20% G			71-70% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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