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Talybont | LL43 2AG

£210,000

**MONOPOLY**  
BUY ■ SELL ■ RENT







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## Talybont || LL43 2AG

Located in the heart of the village of Talybont, I Llwyn Ynn presents an exceptional opportunity to embrace coastal living at an attractive price. This delightful two-bedroom semi-detached bungalow has been thoughtfully refurbished and is ready for you to move in without delay.

With flat driveway and well-maintained flat front and rear gardens, it is accessible for individuals of all ages and mobilities. The bungalow boasts some sea views, allowing you to enjoy the beauty of the coast from the comfort of your home. Inside, you will find two spacious double bedrooms, one of which features patio doors that lead directly to the garden, as well as a convenient walk-in wardrobe.

The contemporary kitchen is well-equipped, and there is a large, refitted shower room. The property has been redecorated throughout, providing a fresh and inviting atmosphere. This well maintained bungalow is double glazed with oil fired central heating.

With no onward chain, this home offers a seamless transition for prospective buyers. Additionally, the location is ideal, with easy access to transport links and a variety of village amenities, including a local pub, beautiful beaches, and picturesque woodland and river walks right on your doorstep.

This bungalow is a perfect blend of comfort, convenience, and coastal charm, making it an excellent choice for anyone looking to settle in this lovely area. Don't miss the chance to make this wonderful property your new home.

- REFURBISHED AND IMPROVED BUNGALOW - 2 double bedrooms
- GARAGE - and driveway parking
- SHOWER ROOM - newly installed
- REFITTED KITCHEN - contemporary units, integrated appliances
- FRENCH DOORS - to principal bedroom opening onto garden with sea views
- ENCLOSED REAR GARDEN - mature with lawn, trees, shrubs, sunny aspect and sea views, lawn to front
- CENTRAL HEATING AND DOUBLE GLAZING - oil fired central heating, double glazed throughout
- VILLAGE LOCATION - walking distance of amenities, local pub, transport links
- IMMACULATELY PRESENTED - freshly decorated though out
- NO ONWARD CHAIN - ready to move into, appliances included



**Kitchen**

8'1" × 10'9" (2.47 × 3.28)

With a range of contemporary wall and base units and appliances including integrated fridge freezer, build in oven with hob and extractor over, microwave and washing machine. Garden and woodland views to the front.

**Living Room**

10'1" × 17'4" (3.08 × 5.3)

Freshly painted with dado rail and garden views to the front.

**Inner Hall Way**

A useful space for storage, boots, shoes and coats and could be developed into an additional utility area.

**Bedroom 1**

10'1" × 12'2" (3.09 × 3.72)

Spacious and light with French doors opening to the back garden and walk in wardrobe.

**Bedroom 2**

8'8" × 10'0" (2.66 × 3.06)

A further double bedroom with garden views.

**Shower Room**

6'6" × 7'11" (2 × 2.43)

Recently refitted large shower room with walk in shower, hand basin in vanity unit and low level WC. Heated towel rail, recessed spotlights and obscure towel rail.

**Garage**

8'0" × 15'11" (2.45 × 4.87)

With wooden double doors to the driveway, window to the side and lighting and power sockets.

**Gardens**

The property is set back behind a lawn to the front

with driveway to the garage for up to 3 cars.

To the rear is an enclosed mature garden with sea views and a sunny aspect. Laid to lawn with patio and gravelled areas there are borders of mature shrubs, plants and a small pond.

**Article 4**

The property has an Article 4 Class of C3 for use as a primary residence.

**Additional Information**

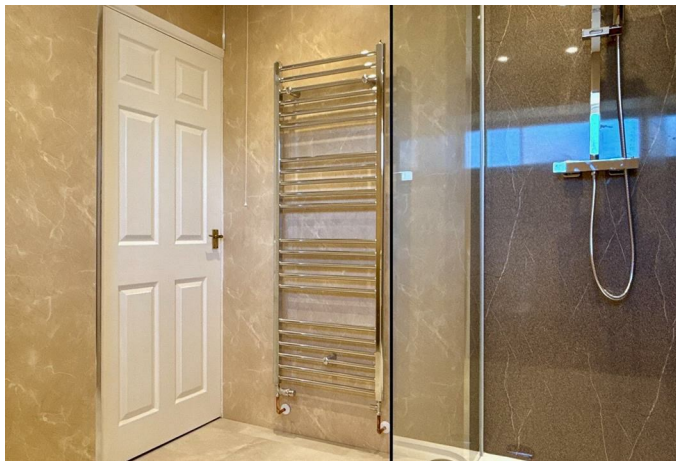
The property is connected to mains electricity, water and drainage. It is fully double glazed throughout with oil fired central heating.

**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. The area contains a diversity of property and appeals equally as a holiday destination or a place to live.











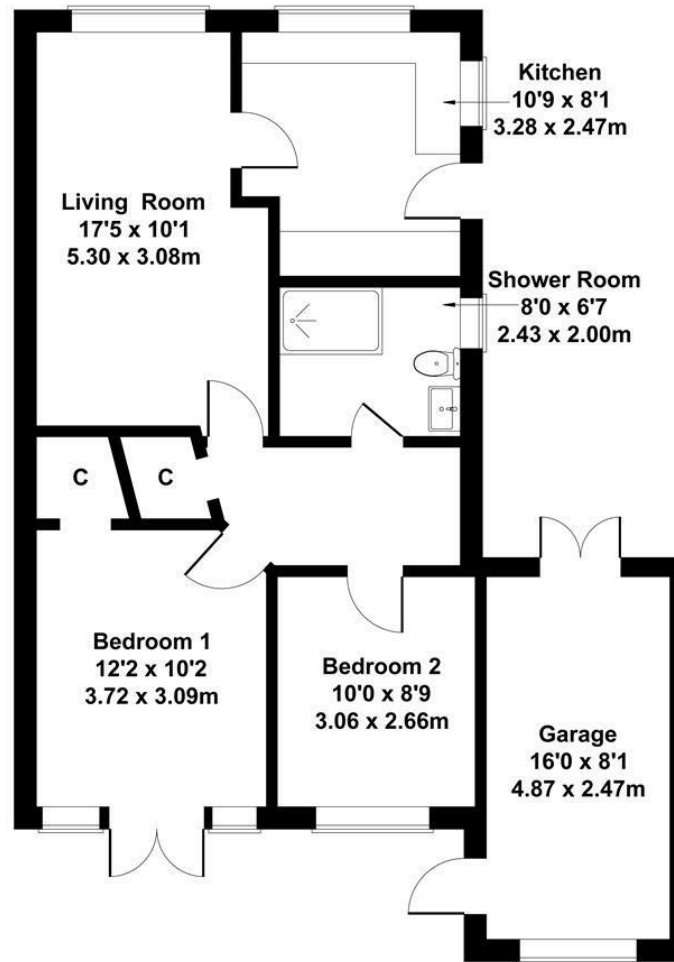






# 1 Llwyn Ynn

Approximate Gross Internal Area  
775 sq ft - 72 sq m



Not to scale for illustrative purpose 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 <sub>2</sub> ) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(01-10) <b>A</b>		
(81-91) <b>B</b>			(11-20) <b>B</b>		
(69-80) <b>C</b>			(21-30) <b>C</b>		
(55-68) <b>D</b>			(31-40) <b>D</b>		
(43-54) <b>E</b>			(41-50) <b>E</b>		
(31-42) <b>F</b>			(51-60) <b>F</b>		
(1-30) <b>G</b>			(61-70) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	











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