



19

Talybont | LL43 2BB

£325,000

MONOPOLY
BUY ■ SELL ■ RENT



19

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19 Glan Ysgethin presents a splendid opportunity to acquire a perfectly located bungalow on this award-winning development. Backing onto fields and offering far-reaching coastal views, the low maintenance garden is larger than average adorned with colourful patio areas and mature shrubs, creating an inviting outdoor space for relaxation and entertainment.

The level driveway provides convenient parking and easy access to the property, making it suitable for individuals of all ages and mobilities and leads to a garage with utility area.

Inside, the house is designed for modern living, featuring a spacious kitchen/diner that is perfect for family gatherings. French doors lead directly to the garden, seamlessly blending indoor and outdoor spaces. The light-filled lounge, complete with a wood-burning stove, offers a cosy retreat, also with French doors that open to the garden, enhancing the home's connection to its beautiful surroundings.

The property comprises three double bedrooms, ensuring ample space for family or guests. A covered rear lobby adds to the practicality of the home, which has been well presented, much improved and well maintained by the current owners.

Situated within walking distance of local amenities, including a pub, the river, and scenic woodland walks, this coastal village location is ideal for those seeking a tranquil lifestyle with easy access to facilities. The nearby beach further enhances the appeal, making Glan Ysgethin a delightful place to call home. This stand out property truly offers a harmonious blend of comfort, convenience, and natural beauty.

It is being sold with the benefit of NO ONWARD CHAIN

- Larger than average low maintenance garden with sea views - backing onto fields with far reaching coastal views
- French doors - both lounge and kitchen/diner opening to the garden and providing an ideal flow and feeling of space and light
- Driveway parking and garage - level driveway without steps perfect for all ages and mobilities
- 3 Double bedrooms and bathroom with underfloor heating
- Log burning stove - cosy focal point to lounge
- Large kitchen/diner
- Colourful, sunny and private low maintenance garden
- Rear covered lobby providing useful boot room and storage area
- Well presented and maintained
- NO ONWARD CHAIN



Entrance Porch

From the driveway, the entrance porch with tiled floor opens to the hallway.

Hallway

Light and welcoming with contemporary wooden doors off to the main accommodation.

Lounge

19'10" × 11'4" (6.06 × 3.46)

A superb living space with log burning stove and French doors opening to the garden beyond.

Kitchen/Diner

20'1" × 8'0" (6.14 × 2.46)

A large kitchen diner with well equipped kitchen leading onto a spacious dining area with French doors opening to the patio and two further windows.

The kitchen has a range of wall and base units with built in double oven/grill, ceramic hob with extractor over, integrated dishwasher and tiled floor and splash backs.

The dining area has ample room for a large dining table and chairs.

Bedroom 1

12'5" × 11'4" (3.79 × 3.47)

A generous double with window to the front.

Bedroom 2

13'3" (max) × 8'0" (4.05 (max) × 2.46)

A further double with window to the front

Bedroom 3

9'4" × 8'0" (2.86 × 2.46)

A third double with window to the side

Bathroom

5'9" × 7'8" (1.76 × 2.35)

With under floor heating and white suite comprising of P shaped bath with shower over, hand basin, low level WC and heated towel rail. Part tiled walls, tiled floor and obscure window.

Garage

16'9" × 8'5" (5.12 × 2.57)

With up and over door to driveway and utility area to the rear with space and plumbing for washing machine and tumble drier, space for large freezer and door to the covered rear lobby.

Covered Rear Lobby

Connecting the garage, driveway, kitchen and rear garden, this incredibly useful space provides access to the garage/utility in all weathers and acts as a boot room perfect for shaking off wet clothes, muddy sandy shoes etc. Also provides an ideal storage area for outdoor equipment etc.

External

To the front is a level driveway and attractive garden with mature trees and shrubs.

To the rear is an outstanding sunny and very private garden, low maintenance backing onto fields with far reaching sea views. There is an attractive patio immediately outside the lounge and dining room, perfect for alfresco dining. Adjacent is a large covered patio area perfect for entertaining whatever the weather and ideal for drying clothes.

The garden continues on to gravelled areas with stone walling and seating areas and is well stocked with colourful and mature bushes and shrubs, some sub tropical.





Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with electric heating and a wood burning stove. There is underfloor heating to the bathroom.

Article 4

Class C3 Primary residence only.

Under Article 4 Direction planning consent is required for:

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.

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

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.

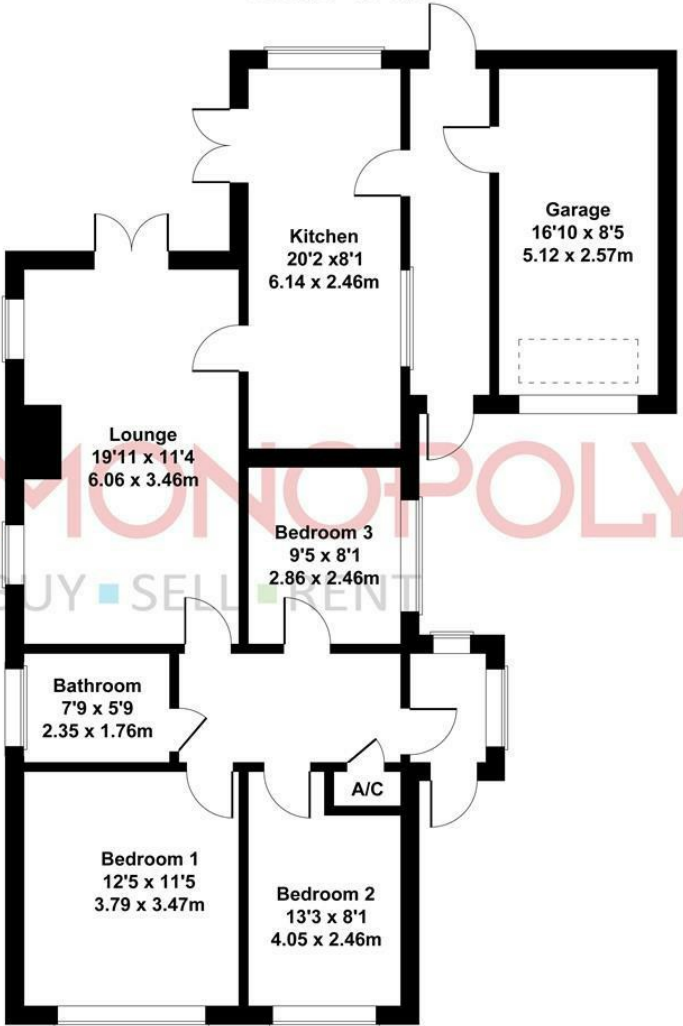






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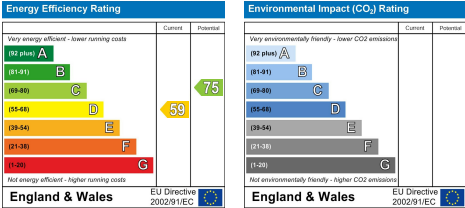
Approximate Gross Internal Area
1130 sq ft - 105 sq m



GROUND FLOOR

Not drawn 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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