

					Selling	Checked right	ADAM ARIAN	Approved	0	E APRIL 11.	MIS	PROJECT MANAGERS	D 46 29U
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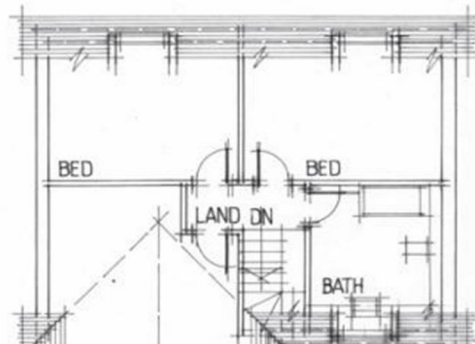
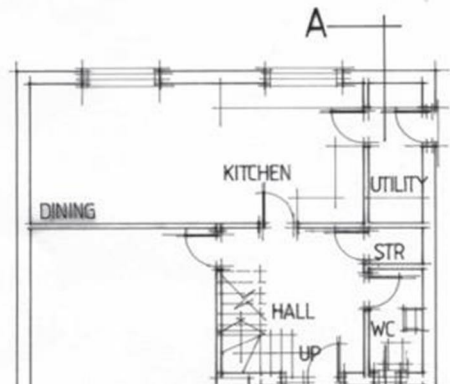
SOUTH



WEST



EAST



Plot

| Talybont | Merionethshire | LL43 2AE

£85,0

Plot

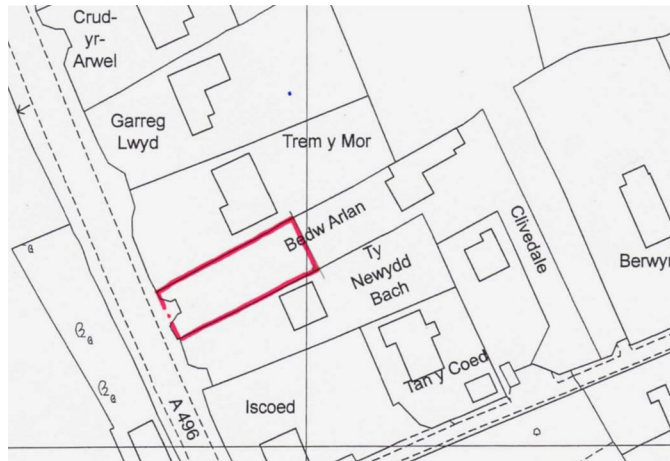
Talybont | Merionethshire | LL43 2AE

Full planning permission was granted in May 2022 for this unique opportunity to build your 3 bedroom detached new home in the western fringe of the Snowdonia National Park. Full plans are available on request from Monopoly Buy Sell Rent Estate Agents in Llanbedr.

This is a unique opportunity to purchase a very attractive plot of land with full planning permission to build a 3 bedroom detached property free from restrictions in a very popular village location. The plot has electricity, water and drainage services readily available and even benefits from distant sea views.

Talybont is a coastal village located on the western fringe of the Snowdonia National Park. The area has sandy beaches, woodland, rivers and waterfalls. There is also a restaurant, public houses 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 good local amenities including a school, village hall, shops, petrol station and a public house.

- Plot of land with full planning permission
- Planning for 3 bed detached house
- Mains electricity, water and drainage readily available
- Plot size approx 470 square metres
- Free from occupancy restrictions
- Desirable coastal village location
- Distant sea views
- Plans available from Estate Agent
- Easily accessible



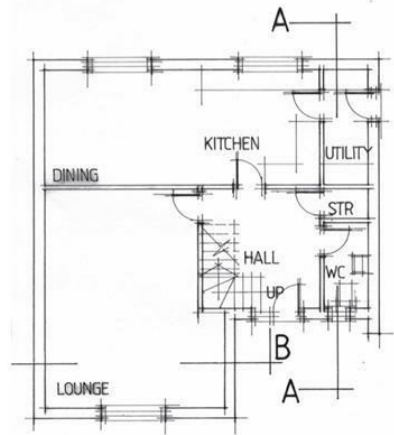




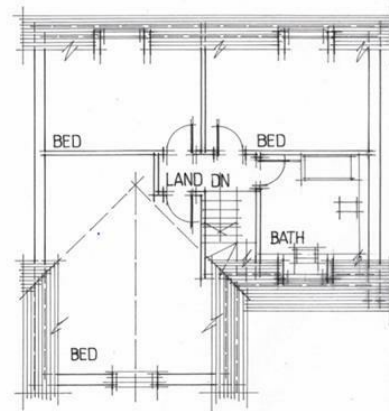
WEST



EAST



GROUND FLOOR



FIRST FLOOR

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		Current	Future
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
2-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Future
Very environmentally friendly - lower CO ₂ emissions			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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