



Tom Parry

49 Llwyn Ynn, Talybont, LL43 2AL
Offers in the region of £220,000

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Tom Parry are delighted to bring 49 LLwyn Ynn, Talybont to the market.

It is a detached 2/3 bedroom bungalow with an extremely flexible layout, suitable for family living and working from home. You will not be disappointed to discover the sun room at the rear - or the bonus bedroom with an en-suite. In addition the bungalow benefits from a stylish wooden kitchen with generous storage facilities, a bright and spacious lounge with feature log burning stove and contemporary shower room. Externally there is an enclosed mature garden to the rear and parking for 2 vehicles on the front driveway.

The property sits on a popular but quiet residential estate and is within easy reach of all public amenities, including a leisurely stroll to the nearby beaches and woodlands.

Accommodation comprises: (all measurements are approximate)

Entrance door into

KITCHEN

5.98 x 2.43 (19'7" x 7'11")

Fitted with a comprehensive range of wooden wall and base units including 5 ring ceramic hob with oven and grill below and extractor hood above, integrated fridge, integrated freezer, space and plumbing for dishwasher, stainless steel sink and drainer unit, tiled splash backs, laminate worktops, display cabinets, windows to front and side, radiator, door leading to

LOUNGE

3.72 x 6.13 (12'2" x 20'1")

Spacious and light living area with feature log burning stove set on slate hearth with slate backdrop wall, wooden floor, bay window to front, radiator, door leading to

INNER HALLWAY

Loft access, doors leading to

SHOWER ROOM

Contemporary white suite comprising large walk in shower cubicle, wash hand basin with vanity unit below, low level w.c. with concealed cistern, heated towel rail, vinyl flooring

BEDROOM 1

3.04 x 3.42 (9'11" x 11'2")

Inner window to sunroom, radiator

BEDROOM 2/DINING ROOM

2.73 x 4.42 (8'11" x 14'6")

Laminate flooring, radiator, sliding doors leading to

SUN ROOM

2.33 x 6.36 (7'7" x 20'10")

Split level sun room with doors leading to enclosed rear garden, part carpet part tiled floor, door leading to

BEDROOM 3

2.51 x 3.86 (8'2" x 12'7")

Fitted carpet, radiator, window to rear garden, door leading to

EN-SUITE

Comprising shower cubicle, low level w.c., wash hand basin with vanity unit below, full height storage cupboard, tiled floor, door leading to

UTILITY ROOM

3.81 x 2.58 (12'5" x 8'5")

Space and plumbing for washing machine, space for tumble dryer, "Worcester" boiler for oil central heating system, generous storage facilities, door leading to out side

EXTERNAL

To the front of the property is a private driveway with parking for 2 vehicles.

Low level oil tank.

To the rear of the bungalow is an enclosed mature garden.

There is a patio for outdoor entertaining access via the sunroom and colourful planting.

Shed and Greenhouse.

SERVICES

Mains water, drainage and electricity.

Gwynedd Council tax band C

Freehold property

LOCATION

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 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 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 and call home.



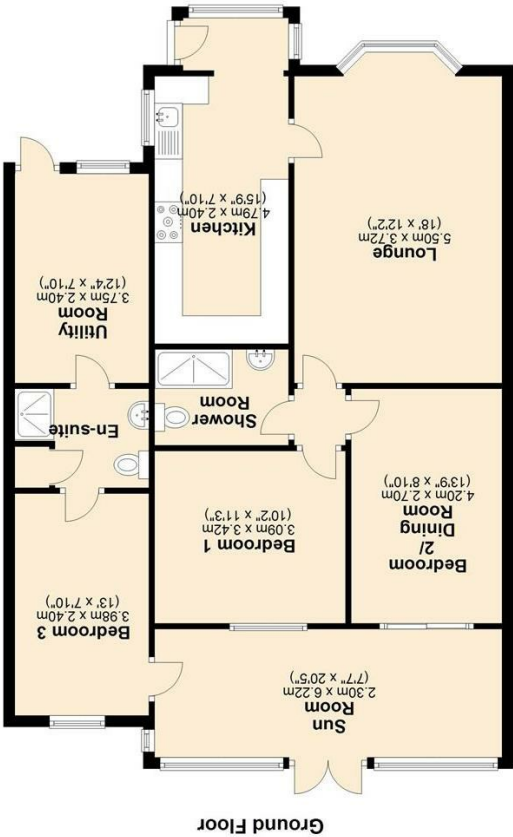




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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49 Llangyn TALENCH		Energy rating	D	Contract number	9405-3344-0202-0354-0200
Valid until		17 December 2024			
Property type		Detached bungalow			
Total floor area		61 square metres			

