



Tom Parry

Llwyn Derw Talybont, Talybont, LL43 2AE

Offers in the region of £590,000

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Positioned prominently along the main road in the picturesque village of Talybont, this distinguished five-bedroom detached home offers an outstanding blend of luxury living, coastal-countryside tranquillity and proven commercial success. Presented to an exemplary standard throughout, the property showcases refined interiors, generous proportions and a beautifully curated flow that immediately conveys quality.

In summary the accommodation comprises lounge, dining room, kitchen, snug, conservatory, bedroom, shower room and utility to the ground floor with the remaining 4 bedrooms - all en-suite- to the first floor.

The accommodation is both expansive and versatile, with each room finished to a high specification, creating an inviting environment for family life, multi-generational living or continued use as a high-performing holiday-let business. Its established income stream, paired with the home's immaculate presentation, makes this a rare lifestyle and investment opportunity in one of Meirionnydd's most desirable coastal villages.

Externally, the grounds elevate the offering further. The landscaped garden enjoys open countryside views and has been thoughtfully designed for relaxation and entertaining. A dedicated outdoor cooking and dining area provides a premium al-fresco experience, perfect for long summer evenings. The property also benefits from a detached garage, ideal for storage, workshop, or home office, along with ample driveway parking.

With its commanding position, exceptional finish, and enviable blend of lifestyle and income, this remarkable home stands out as one of Talybont's finest offerings.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ERNTRANCE HALLWAY

2.80 x 6.98 (9'2" x 22'10")

Stairs leading to first floor with under stairs storage, laminate flooring, doors leading to

DINING ROOM

3.04 x 2.97 (9'11" x 9'8")

Laminate flooring, window to front aspect, archway leading to

LIVING ROOM

4.10 x 6.74 (13'5" x 22'1")

Feature fireplace housing open fire, window to front aspect, integrated shelving with storage beneath, laminate flooring

SNUG

2.93 x 2.91 (9'7" x 9'6")

Laminate flooring, double doors leading into conservatory

CONSERVATORY

Spacious with windows to all sides, doors into garden, insulated composite slate effect tiles, tiled flooring

KITCHEN/DINER

7.79 x 2.8 (25'6" x 9'2")

Fitted with a range of wall and base units including space for range cooker, composite sink and drainer unit, display cupboards, granite effect worktops, dining area with built in seating, tiled floor, two windows to rear aspect overlooking garden, one window to side, door leading to external space

UTILITY ROOM

1.93 x 3.02 (6'3" x 9'10")

Comprising base units with laminate worktops above, space for fridge/freezer, partially tiled walls, tiled flooring, window to rear

SHOWER ROOM

1.15 x 1.89 (3'9" x 6'2")

Comprising shower cubicle with electric shower, low level W. C., wash hand basin, heated towel rail, partially tiled walls, tiled flooring

BEDROOM 1

2.83 x 2.92 (9'3" x 9'6")

Window to front, integrated storage cupboards with open shelving, fitted carpet, built in vanity unit with wash hand basin above

FIRST FLOOR

LANDING

4.25 x 2.86 (13'11" x 9'4")

Window to rear, fitted carpet, doors leading to

MASTER BEDROOM

2.49 x 6.39 (8'2" x 20'11")

Dual aspect windows to front and rear with sea views, double wardrobes, over bed storage, bedside cabinets and dressing table, fitted carpet, door leading to

EN-SUITE

1.9 x 1.9 (6'2" x 6'2")

Comprising panelled bath with shower above, wash hand basin, low level W.C., heated towel rail, tiled flooring, extractor fan, window to rear

BEDROOM 2

3.44 x 3.27 (11'3" x 10'8")

Window to rear aspect with sea views, built in storage, radiator, fitted carpet, door into

EN-SUITE

1.05 x 2.24 (3'5" x 7'4")

Comprising corner shower cubicle with electric shower, wash hand basin, low level W.C., heated towel rail, partially tiled walls, tiled floor, extractor fan

BEDROOM 3

2.96 x 3.28 (9'8" x 10'9")

Window to front aspect, fitted carpet, built in wardrobe, door leading to

EN-SUITE

1.22 x 2.25 (4'0" x 7'4")

Comprising walk in shower cubicle, wash hand basin with vanity unit storage below, low level W.C., heated towel rail, tiled floor, extractor fan

BEDROOM 4

3.09 x 3.27 (10'1" x 10'8")

Window to front aspect, built in storage, fitted carpet, door leading to

EN-SUITE

1.09 x 2.58 (3'6" x 8'5")

Comprising walk in shower cubicle, wash hand basin with vanity storage below, low level W.C., heated towel rail, tiled flooring, extractor fan

EXTERNAL

A key highlight of this property is undoubtedly the garden to the rear. Rich in planting for all year round colour, with a choice of seating areas for outdoor entertaining and dining. The garden also includes an ornamental pond.

Externally the property also benefits from a detached garage (with shower and toilet) ample parking facilities and an electric car charging point.

Summer house and wood store.

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 has a 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.

SERVICES

Mains water, drainage and electricity.

LPG central heating with combi boiler.

MATERIAL INFORMATION

Freehold property of standard construction.

Gwynedd Council tax band - Exempt - small business rates relief

For Article 4 purposes the property is currently in use as a holiday let accommodation

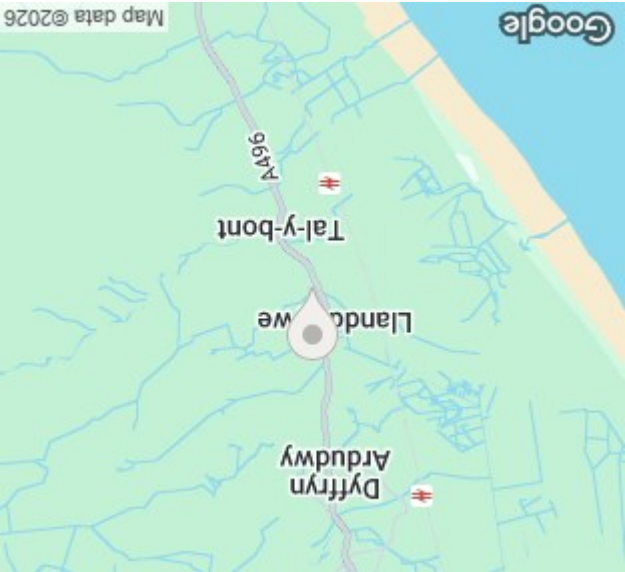
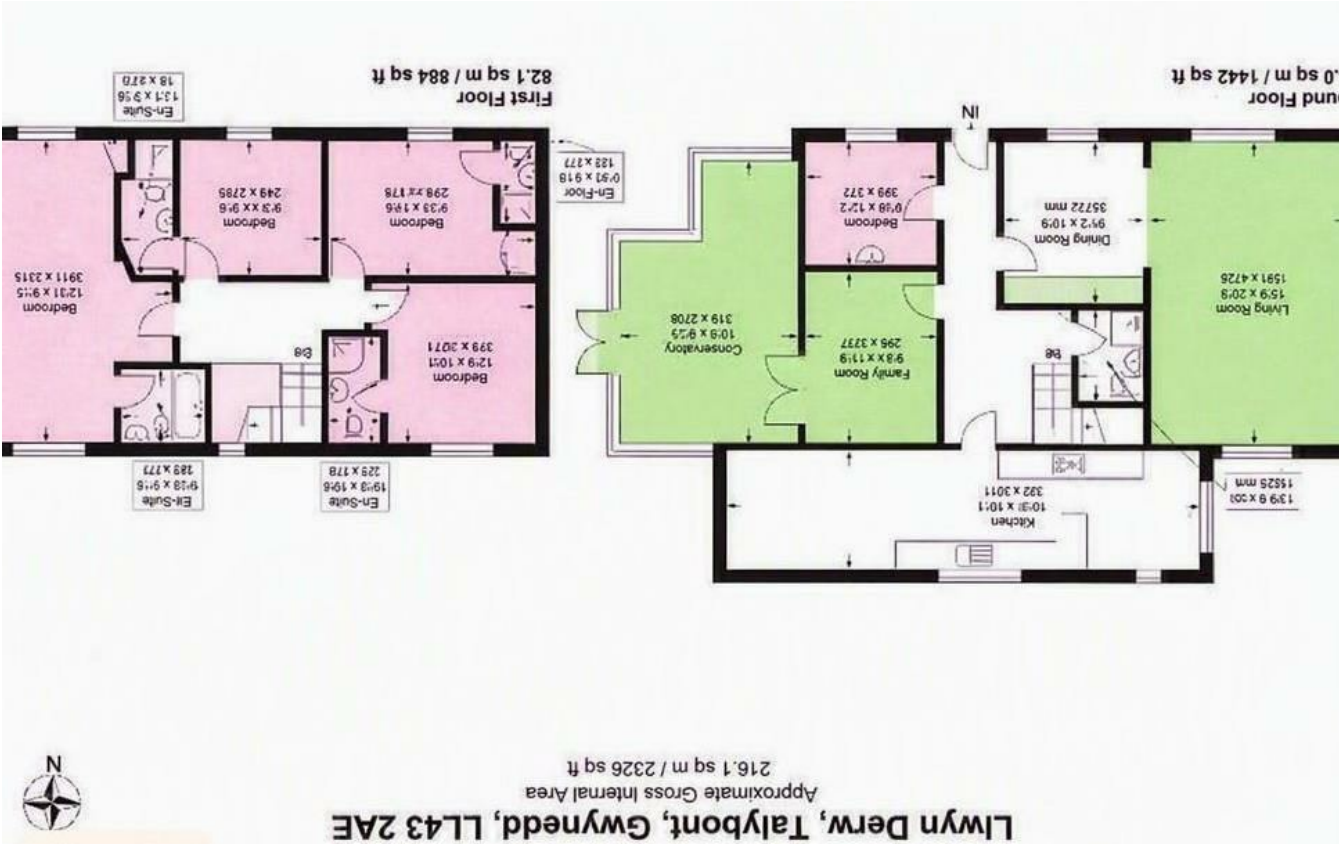






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Energy rating	
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Llwyn Derw Tal-y-bont BARMOUTH LL43 2AE	
Valid until	6 November 2034
Certificate number	9450-3943-5200-6484-6204

Property type	Detached house
Total floor area	209 square metres