



Tom Parry

10 Glan Ysgethin, Talybont, LL43 2BB
£270,000

10 Glan Ysgethin, Talybont, LL43 2BB

10 Glan Ysgethin is a spacious, detached 3 bedroom bungalow located on a popular residential estate. It is secluded and private with well maintained mature gardens and an extra large conservatory. It benefits from lovely sea views, double garage and driveway for 2 vehicles. Viewing is essential to appreciate all that this property has to offer, and should be booked straight away, as this property will not remain available for long!

Talybont is a coastal village located on the western fringe of the Snowdonia National Park. The area has sandy beaches, woodland, rivers and waterfalls. Talybont also has 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.

The accommodation comprises (all measurements are approximate)

Entrance door into

ENTRANCE HALLWAY

Electric storage heater, airing cupboard, kardean flooring, doors leading to

LIVING ROOM

3.78 x 3.94 (12'4" x 12'11")

Dual aspect windows with one to front and two to side, feature stone fireplace with open fire, electric storage heater

KITCHEN/DINING ROOM

5.74 x 2.70 (18'9" x 8'10")

Contemporary stylish kitchen with a range of wall and base units including 1 1/2 sink and drainer unit, integrated electric oven with hob and extractor hood above, integrated fridge, space and plumbing for washing machine, laminate worktops, tiled splashbacks, window to conservatory, double doors leading to outside and second double doors leading into

CONSERVATORY

11.07 x 3.12 (36'3" x 10'2")

Running alongside the whole length of the bungalow with patio door to outside, beautiful sea views, 2 electric storage heaters, fitted blinds, door into

BEDROOM 1

3.34 x 2.75 (10'11" x 9'0")

Built in storage wardrobes, electric storage heater, fitted carpet, door into

EN-SUITE

Fitted with contemporary suite comprising shower cubicle with rainfall shower head, wash hand basin with vanity unit below, low level WC, ladder towel rail, mirrored wall cabinet, tiled walls and flooring, obscured window to side

BEDROOM 2

3.81 x 3.34 (12'5" x 10'11")

Window to front, electric panel heater, built in wardrobes, fitted carpet

BEDROOM 3

2.61 x 2.37 (8'6" x 7'9")

Window to front, electric panel heater, laminate flooring

BATHROOM

Fitted with modern suite comprising panelled bath with shower above, wash hand basin, low level WC, ladder towel rail, extractor fan, tiled walls and flooring

EXTERNAL

To the front of the property is a mature terraced garden, richly planted with a wealth of flowers and shrubs.

A driveway, with off road parking, leads to large garage with electric up and over door.

A pathway leads to the sides and rear of the property where there is a raised patio area boasting stunning sea views. A large garden sits to the side, laid mainly to lawn with planted borders and a raised seating area.

Green house.

SERVICES

Mains water, drainage and electricity.







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

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

