Plots 1 and 2, Ffordd Glan Mor, Talybont LL43 2AR

OIRO £80,000

Freehold

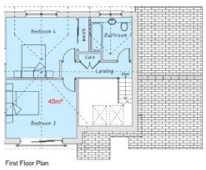
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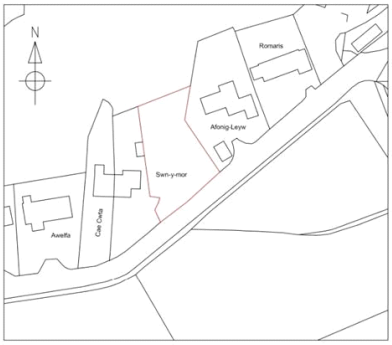


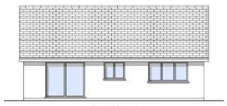


Details


Floor Plan


Front Elevation


N
Romanis
Afonig-Leyw
Swn-y-mor
Caer Cuta
Awelfa


Rear Elevation


Side Elevation


Side Elevation


Simon Hall Architecture









Details

2 Building Plots
Planning Permission granted for a 4 bed dormer bungalow and 2 bed bungalow
Planning Permission - NP5/58/636B

Sea Views
Popular Coastal Location
Within a 10 minute walk to local sandy beach

Planning reference: NP5/58/636B

A rare opportunity to acquire a building plot with full planning permission for a detached four-bedroom dormer bungalow and a detached two-bedroom bungalow ideally positioned in a residential area of the popular coastal village of Talybont, enjoying sea views.

The plot occupies an elevated setting, offering stunning open views across surrounding fields and countryside towards the coastline. It also benefits from excellent access from the road, particularly useful for when building works begin, and is located less than a 10-minute walk from a beautiful sandy beach.

Please note: There are no restrictions on who may purchase the plot and carry out the build. However, once constructed, the property will be subject to the conditions of an Affordable Housing Section 106 Agreement. For further details regarding eligibility, please refer to the Tai Teg website.

Plot 1
Consent has been granted for a detached, two-storey dormer-style property featuring four bedrooms and private driveway parking. The ground floor layout includes an entrance hallway leading to an open-plan kitchen, dining, and living area, enhanced by full-height glazing to maximise natural light and provide access to the rear garden. Two bedrooms and a shower room are also located on this level. The first floor offers two additional bedrooms and a family bathroom.

Plot 2
The property comprises of an open plan kitchen and dining space, a separate living room space, a bathroom and two bedrooms.

For further details, please contact the selling agents.

Agents Note
Under Section 21 of the Estate Agents Act, we declare that the property owner has a family connection to a Director of the selling agents.

Location
Tal-y-bont is a small coastal village in Gwynedd, North Wales, located a few miles north of Barmouth and within Snowdonia National Park. It lies between the mountains of Snowdonia and the sandy coast of Cardigan Bay, making it a quiet base for walking and cycling.

The village itself is small but has useful amenities such as a railway station on the Cambrian Coast Line, a pub (the Ysgethin Inn).

Nearby is Benar Beach (Tal-y-bont Beach), known for its wide sands, sand dunes and good conditions for surfing and fishing, forming part of the Morfa Dyffryn dune system.

In short: Tal-y-bont is a small, scenic Welsh village near Barmouth, popular with visitors for its peaceful coastal setting, access to beaches, and proximity to the mountains of Snowdonia.

Tenure: Freehold
Parking options: Driveway
Garden details: Front Garden, Rear Garden

Location


Llanddwywe
Llwyn Derw
Holiday Cottage
Williams J E & Co
Ffordd Ysgethin
YSGETHIN INN
Tal-y-bont
Afon Ysgethin
Lyons Caerelwan
Holiday Park
& Camping Site
A496
Talybont
Barmouth Bay
Holiday Park
Nineteen.57
Bryn Y Bwyd
C & CC 5CS
A496
Google
Map data ©2026

Fixtures & Fittings
The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer
To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3066

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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