72 Llwyn Ynn, Talybont, LL43 2AG

OIRO £210,000

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905







Details













Details

2 Bedroom Bungalow
Sitting/Dining Room
Kitchen
Bathroom
Enclosed Rear Garden
Garage
Distant sea view
Current EPC Rating E

A two-bedroom link-detached bungalow, occupying a semi-elevated position and enjoying distant sea views to the front.

72 Llwyn Ynn offers bright, airy and comfortable accommodation, with well-proportioned rooms throughout. Whilst the property would benefit from a programme of modernisation and updating, it is considered suitable for immediate occupation, allowing a new owner to improve and personalise the accommodation over time.

Externally, the property benefits from off-road parking to the front, together with a large garage and an enclosed rear garden. The rear garden is predominantly laid to lawn with a patio area and enjoys a pleasant open outlook over adjoining fields, with mature trees providing an attractive backdrop.

Internally, the property is fitted with UPVC double glazing throughout and has a solid fuel heating system, which is understood to be untested.

The entrance hallway provides access to the kitchen, sitting/dining room and former cloakroom/W.C. The cloakroom was previously fitted with a shower cubicle; however, there is currently neither a W.C. nor shower installed. This provides an opportunity for a new owner to reinstate the facilities or adapt the space to suit their own requirements.

The accommodation comprises an entrance hallway leading to the kitchen and sitting/dining room, with the latter enjoying distant sea views. From the sitting/dining room, an inner hallway provides access to two double bedrooms and the bathroom.

The property is likely to appeal to a variety of buyers, particularly those looking for a comfortable bungalow in a pleasant location with the opportunity to modernise and add their own personal touch. Viewing is highly recommended to fully appreciate the accommodation and setting on offer.

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, Nineteen 57 restaurant and bar and several caravan and holiday parks.

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 Eryri (Snowdonia).

Council Tax Band: C - £2,192.45
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden
Electricity supply: Mains
Heating: Open Fire
Water supply: Mains
Sewerage: Mains
Broadband: None
Heating system is solid fuel from the fireplace - this is untested.

Entrance Hallway *w: 1.33m x l: 1.32m*	Door to front, carpet.
Cloakroom *w: 0.74m x l: 1.58m*	Formerly a cloakroom with WC, most recently a shower room, there is plumbing available for use as a WC or a shower. Window to side, fully tiled walls.
Kitchen *w: 2.47m x l: 2.83m*	Door and window to side into garage, 6 wall units, 4 base units under a marble effect worktop to include an integrated fridge, stainless steel sink and drainer, electric hob and oven with extractor hood over, plumbing for washing machine, radiator, cushion flooring.
Sitting/Dining Room *w: 3.65m x l: 5.27m*	Window to front with distant sea views, coved ceiling, stone and tiled fireplace housing solid fuel fire providing heating to radiators and back boiler for hot water (system untested), radiator, carpet.
Inner Hallway *w: 0.77m x l: 1.14m*	Loft access hatch, carpet.
Bedroom 1 *w: 2.65m x l: 4.18m*	Window to rear, radiator, carpet.
Bedroom 2 *w: 3.31m x l: 2.88m*	Window to rear, radiator, carpet.
Bathroom *w: 2.29m x l: 1.74m*	Window to side, low level W.C. , wash hand basin, P shaped bath with shower over, airing cupboard housing hot water tank, carpet.
Garage *w: 2.62m x l: 9.6m*	Up and over door to front, part plastic corrugated roof, window to rear, door into rear garden.
Outside	To the front of the property is a driveway providing off-road parking, with steps leading up to the front entrance and a low-maintenance garden. To the rear is an enclosed garden, predominantly laid to lawn with a patio area, ideal for

outdoor seating. The garden enjoys a pleasant open aspect over neighbouring fields to the rear.

72 Llwyn Ynn Talybont Gwynedd, LL43 2AG

Approximate Gross Internal Area = 91.5 sq m / 985 sq ft
(Including Garage)

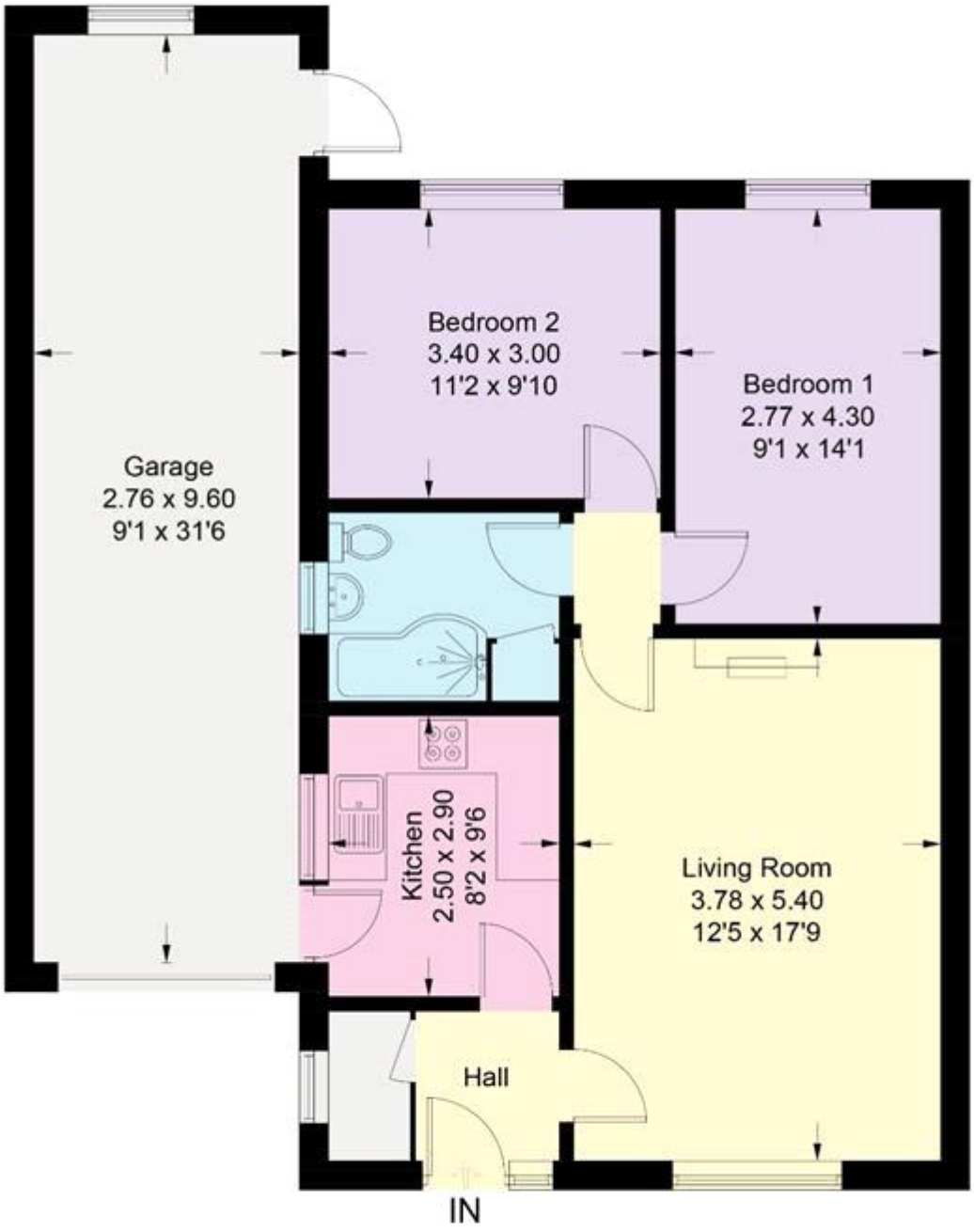
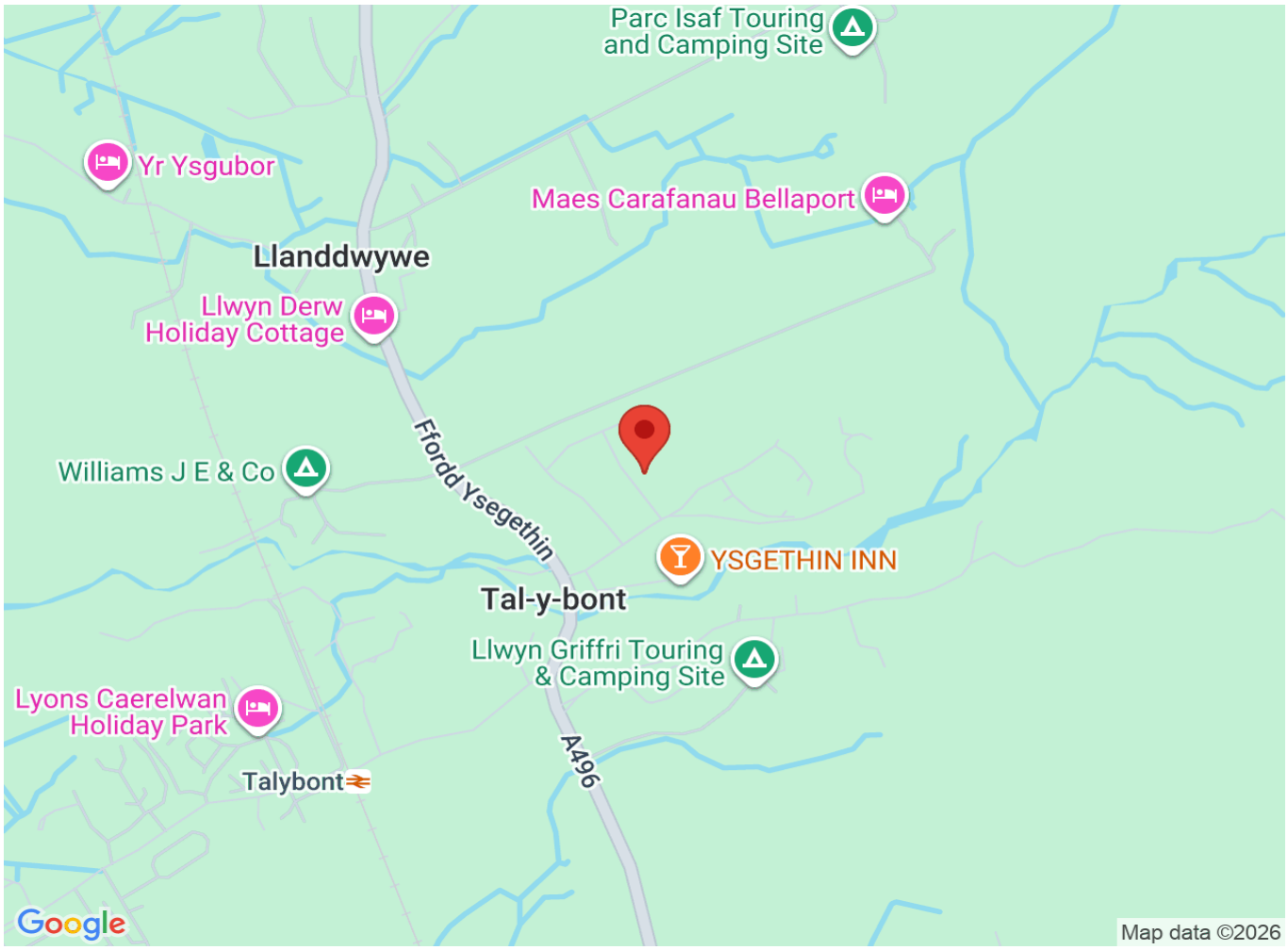
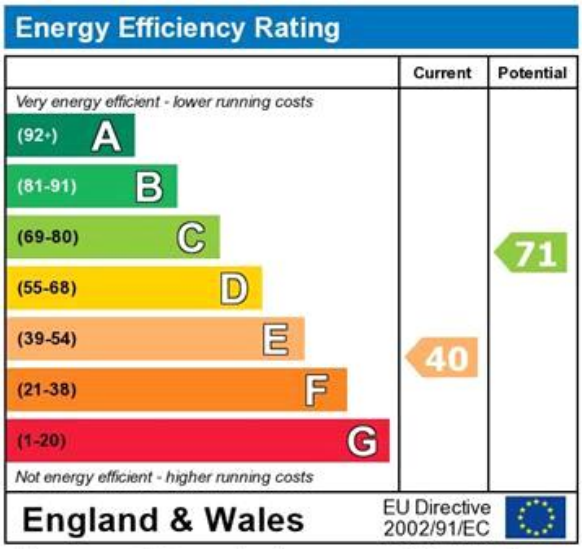


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335536)

Energy & Property EPC4U Consultants

Location


Parc Isaf Touring and Camping Site
Yr Ysgubor
Maes Carafanau Bellaport
Llanddwywe
Llwyn Derw Holiday Cottage
Williams J E & Co
Ffordd Ysgethin
YSGETHIN INN
Tal-y-bont
Llwyn Griffri Touring & Camping Site
Lyons Caerelwan Holiday Park
A496
Talybont
Google
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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:	C - £2,192.45
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3326

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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