



Ty Gwyn Sunnybank, £600,000

- Unique Lifestyle Property
- Main House 2/3 Reception Rooms
- Modern Open Plan Kitchen
- Panoramic Views
- Ideal For Airbnb Or Multi-Generational Living
- Elevated Decking Area
- EPC Rating: C



3 1 2



About the property

Exceptional Lifestyle Property with Second Property and Development Potential.

A rare opportunity to acquire this truly unique property, offering versatile living accommodation, stunning gardens, and exciting development potential, with an additional property to the rear.

The sale includes a charming two-bedroom bungalow featuring an attic room with scope for further development, as well as a flexible reception room suitable for a variety of uses.

The main residence boasts three spacious reception rooms, two of which feature log burners, creating the perfect setting for cosy evenings. The modern kitchen is bright and welcoming, offering an open-plan layout with an extensive range of base and wall units. Completing the main house is a four-piece bathroom suite featuring a freestanding bath and walk-in shower.

In addition, the property benefits from a well-appointed two-bedroom second property, providing excellent potential for independent living, multi-generational accommodation, or continued use as a successful Airbnb business.



Accommodation

Living Room / Lounge

32' x 12' (9.75m x 3.66m)

Living Room

13' 1" x 9' 11" (3.99m x 3.02m)

Lounge

14' 3" x 13' 3" (4.34m x 4.04m)

Kitchen/ Dining Room

19' 5" x 16' 9" (5.92m x 5.11m)

Bedroom One

14' 5" x 10' 8" (4.39m x 3.25m)

Bedroom Two

13' 4" x 8' (4.06m x 2.44m)

Main Bathroom

W.C

Annexe

Lounge/Dining Room

13' 9" x 13' 5" (4.19m x 4.09m)

Bedroom One

9' 9" x 8' 11" (2.97m x 2.72m)

Bedroom Two

12' 6" x 7' 10" (3.81m x 2.39m)

Kitchen

12' 6" x 7' 3" (3.81m x 2.21m)

Bathroom Room

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 177.1 m² (1,907 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.