



2 Bedroom End Terraced House
Arwel 8 New Street
Talybont, Ceredigion. SY24 5HD

ASKING PRICE: £127,500
www.iestynleyshon.com



8 New Street, Talybont, Ceredigion. SY24 5HD

The property is situated in the village of Talybont which offers a comprehensive range of everyday amenities to include, primary school, place of worship, public houses, garage and general stores. The village lies an equal distance between the Aberystwyth, 9 miles to the south and Machynlleth to the North. Both towns offer local employment and good public transport system between the two. Talybont is rich in history and lies between the hills and the coast with the golden sandy beaches of Borth and Ynyslas some 3 miles distance away. This late Victorian traditional built house is constructed of solid stone walls which support a pitched roof laid with slate. Windows have been replaced using modern UPVC casement types. A modern gas fired heating system has been installed in recent years.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Front Entrance Door

With fan light above. Leading to:

Hall

With panel radiator. Stairs to first floor. Door leading to:

Lounge 2.79m x 7.24m

With window to front and rear. Two double panel radiators. Two twin power points. Open fire place with tile surround. Enclosed staircase descending to:

Lower ground floor

Kitchen/Dining Room 7m x 2.7m

With range of fitted base cupboards. Worktops above incorporating a single drainer, stainless steel sink with rinse bowl. Four ring ceramic hob. Built in oven. Cooker control with power point. Three twin power points. Single power point. Double panel radiator. Tiled floor. UPVC door to outside rear.

First floor

Approached by easy rise staircase. Leading to:

Central Landing

With enclosed stairs leading to attic bedroom and door leading to:

Bathroom

Window to rear. Low flush WC. Pedestal wash hand basin. Panel bath. Double panel radiator.

Front Bedroom 4.01m x 1.60m

Window to front. Two twin power points. Panel radiator.

Other Front Bedroom 3.91m x 2.11m

With widow to front. Double panel radiator. Two twin power points. Cupboard housing wall mounted gas fired boiler which heats hot water and central heating.

Attic Bedroom 4.24m x 3.78m

Sloping ceilings. Two roof lights. Two twin power points. BT extension point

Outside

To front enclosed forecourt.

To rear,. Deep enclosed garden laid to lawn with part taken for off street car parking.

Services

Mains gas, electric, water and drainage. Gas fired central heating system. Telephone subject to BT terms and conditions.

General

The property can be found in basic standard of condition with penetrating dampness was noted in the main walls. Home improvements can be to carried out to individual taste and requirements. The property will appeal to couples of all age groups seeking a reasonably priced house reflective of work required. For further details apply to iestyn Leyshon on 01970 626585 who will be pleased to arrange your viewing.

