



## Talybont £125,000



Having been extensively modernised in recent times, Maesglas, set in the village of Talybont, is absolutely perfect for those looking to take that daunting first plunge into home ownership. Although having undergone a complete makeover with a raft of contemporary fittings and features like recessed halogen down lighters and timber flooring, the original character and integrity of the cottage is not tarnished.

- CHARMING TWO BEDROOM COTTAGE
- RECENTLY REFURBISHED
- PERFECT FIRST TIME BUY
- DOUBLE GLAZING THROUGHOUT
- 7 MILES FROM ABERYSTWYTH TOWN
- LOVELY VILLAGE LOCATION
- COUNTRYSIDE VIEWS

Cambrian Chambers  
Terrace Road  
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Ceredigion  
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Call 01970 636000 to arrange a viewing

## MAES GLAS

Are you looking for a cute and cozy cottage that you can put your own stamp on? With lovely timber floors and neutrally painted walls, this home would be perfect for those looking to buy their first home. Although it has been modernised over the years, the original cottage features are still in tact. Talybont itself is a popular village approximately 7 miles north of Aberystwyth which boasts a pleasant hillside backdrop and a good range of everyday amenities. The accommodation briefly comprises, Lounge / Diner, Kitchen, Landing, Bathroom & Two Bedrooms.

## PROPERTY COMPRISES

Property is entered via opaque double glazed casement door into porch. Property is heated via electric heating and all main services are connected. Unless expressly stated all rooms have a range of power points, double glazed windows and radiators. Council tax band "C".

## PORCH

3' 11" x 2' 11" (1.21m x 0.90m) Georgian glazed communicating doors off. Wall mounted RCD unit.

## LOUNGE

18' 0" x 12' 2" (5.51m x 3.73m) Enter into the lounge where you are greeted with beautiful timber flooring, window to front and stairs immediately on your right to the first floor. The contemporary chic finished fireplace and recessed halogen down lighting makes this room the warm and welcoming heart of the house. Joining to the lounge is the kitchen.

## KITCHEN

12' 2" x 5' 6" (3.73m x 1.68m) Timber flooring continuing throughout from the lounge. The kitchen is well lit with window to rear and glazed casement door to rear elevation and again recessed halogen down lighting. The kitchen comprises a range of contemporary base and eye level units having ample work top surfaces over. Single bowl, single drainer sink with mixer tap over. Fitted slot in stainless steel electric oven. Fitted slot in electricity hob with built in extractor fan hood over. Complementary ceramic tiling to water sensitive areas. Space suitable for fridge/freezer. Space and plumbing suitable for automatic washing machine. Range of power points. Pair of glazed display units.

## FIRST FLOOR LANDING

Stairs rise with timber balustrade to first floor landing. Access to insulated loft space. Communicating doors off to bedrooms and bathroom.

## MASTER BEDROOM

12' 7" x 8' 11" (3.84m x 2.74m) Neutrally painted and fully carpeted. Window to side elevation with deep timber cill. Timber doors to built in wardrobe with fitted shelf and hanging rail. Pair of sliding doors to built in low level storage.

## BEDROOM TWO

8' 11" x 6' 7" (2.74m x 2.01m) Double glazed UPVC window to rear elevation with deep timber cill. Range of powerpoints. Timber door to airing cupboard housing hot water tank and a range of fitted pine linen shelving.







### BATHROOM

6' 7" x 5' 2" (2.02m x 1.60m) Opaque double glazed window to rear elevation. Suite comprising low flush WC, pedestal wash hand basin, panelled bath with fitted electric shower over. Full ceramic tiling to bath area, half ceramic tiling to all remaining walls. Ceramic tiling to floor.

### OUTSIDE OF PROPERTY

To the front is an enclosed garden laid to patio slab with privet hedge to perimeters. Timber gate providing access. To the rear is a small courtyard garden laid to patio slab. Access to side of adjoining property which leads to the front of the property.

### IMPORTANT INFORMATION

#### MONEY LAUNDERING REGULATIONS 2019 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

### VIEWINGS

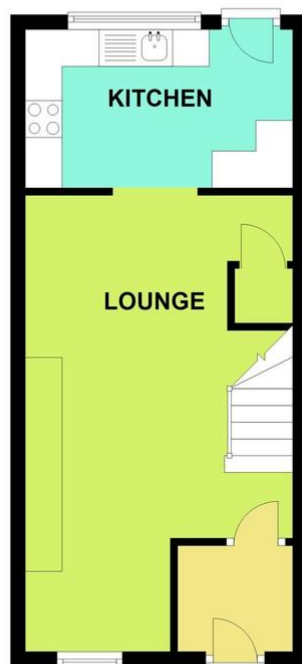
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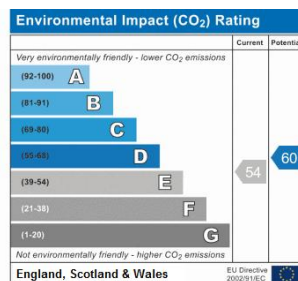
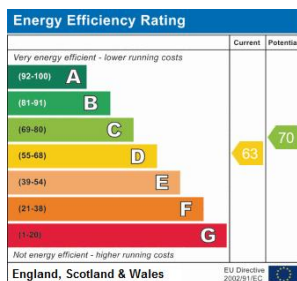
## GROUND FLOOR



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.



## Local Authority

Ceredigion County Council

## Council Tax Band

C

## Energy Efficiency Rating

63

## Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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## Contact Us

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