



Talybont

£125,000



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Ceredigion

A beautifully presented home in the village of Talybont offering everything you could ask for in a cosy cottage from open plan living, exposed beams to feature fireplaces. With the master bedroom offering built in storage and mezzanine area, the cottage has been well maintained and cared for by the current owner and is the perfect escape.

- ONE BED CHARMING COTTAGE
- ORIGINAL & CONTEMPORARY FITTINGS
- GAS CENTRAL HEATING
- EXPOSED BEAMS & LAMINATE FLOORS
- DOUBLE GLAZED THROUGHOUT
- 7 MILES TO ABERYSTWYTH
- PERFECT COSY HOME

Cambrian Chambers
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Ceredigion
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Call 01970 636000 to arrange a viewing

CEULAN TERRACE

Ceulan Terrace located in the village of Talybont, in between the larger towns of Aberystwyth and Machynlleth. Nestled into a small terrace of similar properties just across for the village green this one bedroomed property really does have it all - original features, fireplace, off road parking and a ton of charm. Ceulan Terrace consists of; Living room, Kitchen, Main Bedroom with fantastic mezzanine storage and Bathroom. Talybont is served well by a local shop, post office, garage and two country pubs.

PROPERTY COMPRISES

Built of solid stone walls and double glazing throughout, this cosy cottage has been updated with contemporary fittings and features such as laminate floor coverings, Worcester gas fired boiler and modern kitchen. Although having undergone these changes, the original character of the cottage is still intact with full exposed beams and mezzanine storage area. All main services are connected and unless expressly stated all rooms have a range of power points and radiators. Council tax band "B".

LIVING ROOM

18' 0" x 12' 11" (5.50m x 3.96m) With modern touches, the current owner has made this room feel like its own intimate space decorated with feature wallpaper and lovely warm yellow tones. Without losing its original features, the wooden beams are a fantastic focal point which compliment the laminate flooring, the decor and timber surround on the feature fireplace. This room provides an open archway to kitchen area and stairs to first floor on entry.

KITCHEN

9' 3" x 6' 7" (2.84m x 2.01m) Well equipped kitchen for all your needs and door leading out to courtyard where there is a table and chairs. Kitchen comprises a range of base and eye level units with high level shelving unit with under counter lights feature. Sink and drainer with mixer tap over. Cupboards with wooden worktops. Space for cooker and plumbing for washing machine.

FIRST FLOOR

Carpeted stairs up to first floor with window to rear on landing.

MAIN BEDROOM

11' 1" x 9' 3" (3.40m x 2.84m) Boasting beams and rustic wooden door, the bedroom provides a rustic antique finish. With window to front and two Velux roof windows, natural light is certainly not lacking. In terms of space and storage, the room provides a built in wardrobe and a unique mezzanine storage space.

BATHROOM

White suite comprising white panelled bath with Mira electric shower over. Low flush WC and wash hand basin. Window to rear. Storage cupboard.





OUTSIDE OF PROPERTY

The cottage is situated in the middle of a terrace with cottages either side and is access via shared pathway.

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

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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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

B

Energy Efficiency Rating

61

Viewing Arrangements

Strictly by appointment through Alexanders

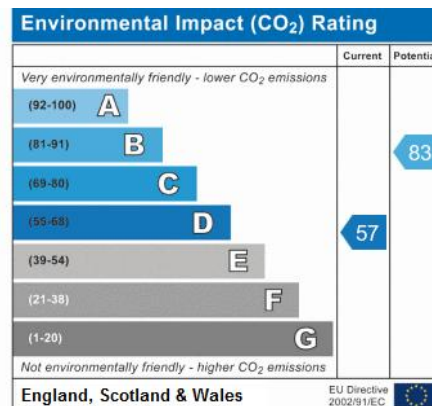
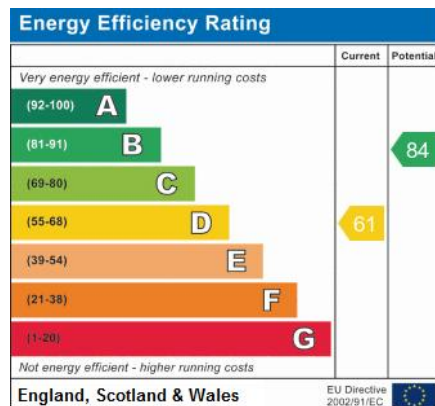
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Alexanders Residential Sales

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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm



Contact Us

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