



**Glanhaul , Taliesin**  
**Machynlleth Powys SY20 8JH**  
**Guide price £169,000**



## FOR SALE BY PRIVATE TREATY

Situated in the heart of the village a detached 3 bedrooomed Woolaway bungalow.

Glanhaul is well located at the bottom of the village with an open aspect to the fore with views towards Borth and open countryside. There is a right of way to the side of the bungalow in favour of the adjoining property.

The village of Taliesin is located 8½ to the North of Aberystwyth. Local amenities are available at the nearby villages of Tre'r Ddol and Talybont to include Primary school, General stores and Public houses. Aberystwyth and Machynlleth, a further 10 miles to the North have a wider range of amenities to include Secondary school. The popular coastal villages of Borth and Ynyslas are also within a short travelling distance.

Glanhaul has been well looked after but is in need of modernisation. Heating is by means of LPG gas fired central heating boiler.

## TENURE

Freehold

## SERVICES

Mains water, electricity and drainage. Heating LPG gas boiler. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX

Band D

## VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

## MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Glanhaul provides for the following accommodation. All room dimensions are approximate.

## FRONT ENTRANCE DOOR TO

## RECEPTION HALLWAY

2 radiators, telephone point. Doors to

## LIVING ROOM

16'5 x 10'6 (5.00m x 3.20m)



With large window to fore with fine views towards Borth. Stone fireplace with LPG real flame effect gas fire. (disconnected) Night storage heater, 2 radiators.

## KITCHEN

16'9 x 8'9 (5.11m x 2.67m)



Base units with appliance spaces and worktops over. Fitted electric cooker and hob. 1½ bowl stainless steel sink unit. Eye level unit with extractor fan, tiled splashbacks. Storage & airing cupboards. Radiator, night storage heater.

## REAR PORCH

6'9 x 5'6 (2.06m x 1.68m)



Wall mounted LPG Gas fired central heating boiler. Plumbing for automatic washing machine. Electronic meter and door to rear.

## SEPARATE WC

2'6 x 5'6 (0.76m x 1.68m)



Obscured window to rear, WC.

## BATHROOM

5'6 x 5 (1.68m x 1.52m)



Cubicle with TRITON shower and wash handbasin. Night storage heater. Fully tiled obscured window to rear.

### BEDROOM 1

9'8 x 8'9 (2.95m x 2.67m)



With window to rear, fitted wardrobe, night storage heater, radiator.

### BEDROOM 2

10'4 x 12'9 (3.15m x 3.89m)



With window to fore, night storage heater, radiator.

### BEDROOM 3

10'8 x 9'9 (3.25m x 2.97m)



With window to fore, night storage heater, radiator.

### EXTERALLY

Car port  
Pedestrian path to rear with outside WC and garden shed.  
Steps up to a further garden area.



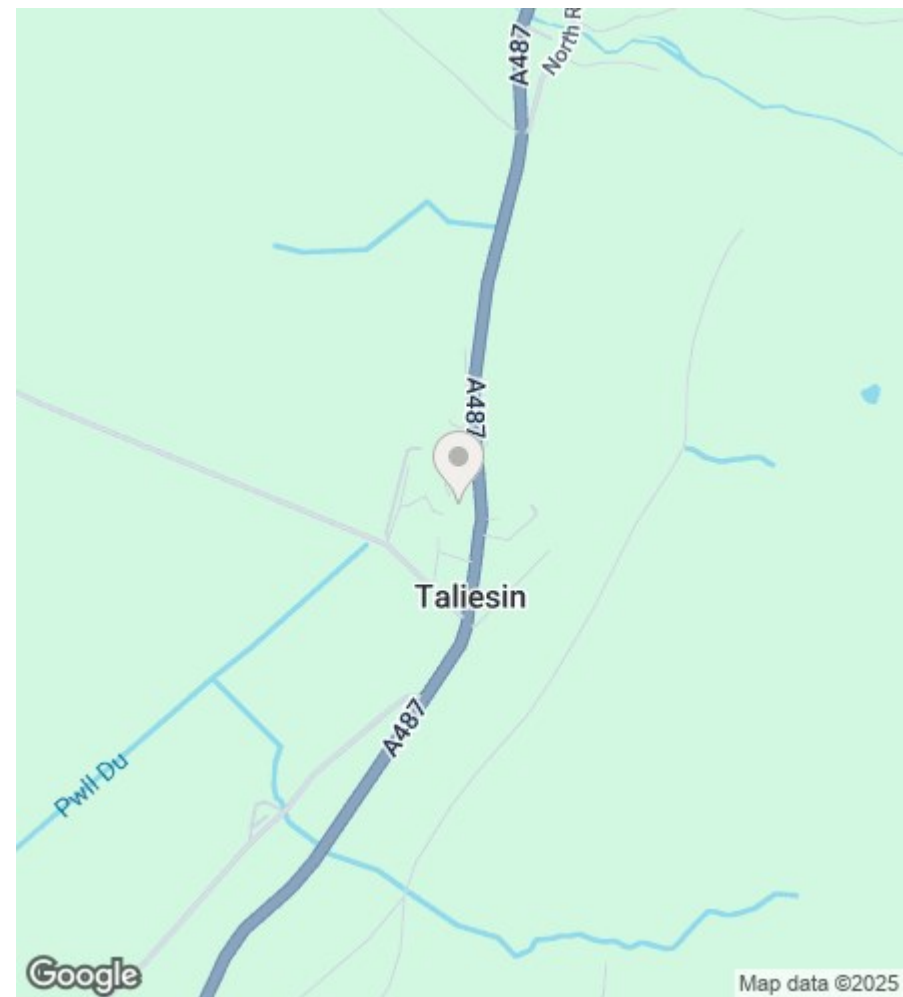


right, bear right and keep to the right to the property.



## DIRECTIONS

What 3 Words: Crossings.Household.Rents  
From Aberystwyth take the A487 trunk road North through Bow Street and Talybont to Taliesin. Turn on the 2nd left and at the very bottom of the hill turn



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>15</b>	<b>32</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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