

Maesmawr , Talybont
Aberystwyth Ceredigion SY24 5HE
Guide price £295,000

ALED ELLIS

For Sale by Private Treaty

A large detached traditional 3 bedroom former manse in enviable village location.

Maesmawr
Talybont
Ceredigion
SY24 5HE

We are pleased to have received instructions to offer surely one of the most sought-after properties at Talybont. Maesmawr although is in need of some modernisation and provides for a commodious family accommodation as highlighted on the floor plan. The grounds are above average and are laid to lawn with ample room for extension if so desired and subject to obtaining the necessary consents. Also included in the sale is an attached garage and off-road parking.

The village of Talybont is situated just a 7 miles to the north of Aberystwyth on the A487 trunk Road. Local amenities include primary school public house, village store and garage. The market town of Machynlleth is 11 miles to the north with both aforementioned towns having a good range of amenities to include secondary schools. The coastal resorts of Borth and Ynyslas on the Dyfi Estuary are also nearby.

TENURE
Freehold

SERVICES
Mains gas, electricity, water and drainage are connected.

COUNCIL TAX
Band E

VIEWING
Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or 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.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

Maesmawr provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

HALF GLAZED FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
with stairs to 1st floor accommodation, tiled floor radiator and door to

LIVING ROOM
12'4 x 17'3 max to bay window (3.76m x 5.26m max to bay window)



Bay window to fore, attractive cast-iron fireplace with wooden mantle and surround window to side and radiator.

DINING ROOM
12'4 x 15'8 max to bay window (3.76m x 4.78m max to bay window)



Bay window to fore, feature fireplace and radiator.

KITCHEN
18'4 x 10'7 max (5.59m x 3.23m max)



(2 areas) comprising 1½ bowl single drainer sink unit, range of base units with worktops over. One eye level unit, tiled splashback's and quarry tiled floor. Recess cupboards to each side of former fireplace with appliance spaces, cooker point and radiator. Extractor fan, window to rear and cold slab.

UTILITY ROOM
6'9 x 9'3 (2.06m x 2.82m)
with quarry tiled floor, single drainer stainless steel sink unit, worktop and plumbing for automatic washing machine. Radiator.

DOWNSTAIRS WC
part tiled and extractor fan.

REAR PORCH
with door rear.

FIRST FLOOR ACCOMMODATION

LANDING
with radiator, walk in airing cupboard housing the gas fired central heating boiler and doors to

BEDROOM 1
12'8 x 14'2 (3.86m x 4.32m)



with radiator and window to fore. Door to

ENSUITE BATHROOM
7'7 x 6'8 (2.31m x 2.03m)



comprising bath, pedestal wash hand basin and WC. Shaver point and light, window to fore and radiator.

BEDROOM 2
12'2 x 12'9 (3.71m x 3.89m)



with window to fore and side. Fitted cupboards, vanity unit and radiator.

BEDROOM 3
12'3 x 10'7 (3.73m x 3.23m)



with window to rear and radiator. Vanity unit.

BATHROOM
8'7 x 9'4 (2.62m x 2.84m)



comprising of bath, shower cubicle, WC and wash hand basin. Radiator, tiled floor obscured window to rear and side. Wall lights.

EXTERNALLY



Double gated front vehicle access to tarmacadamed and vehicular hardstanding. Further vehicular access to

LEAN TO GARAGE

10' x 20' approx (3.05m x 6.10m approx)
with up and over door and side door.



Large level grounds surrounding the property predominantly laid to lawn with shrubs and borders.

DIRECTIONS

Take the A487 North Out of Aberystwyth up Penglais Hill for approximately 7 miles to the village of Talybont. The property is located on the northern edge of the village on the left hand side opposite the primary school.

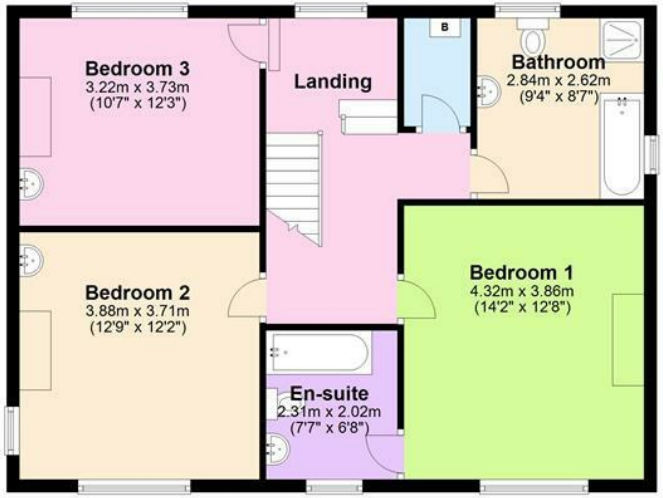
Ground Floor

Approx. 73.9 sq. metres (795.8 sq. feet)



First Floor

Approx. 72.6 sq. metres (781.4 sq. feet)

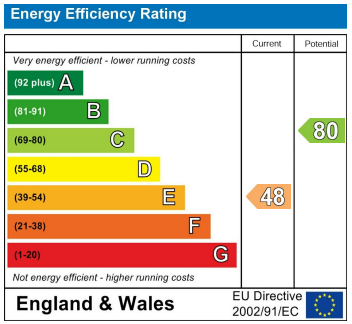


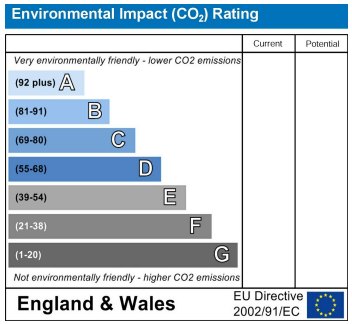
Total area: approx. 146.5 sq. metres (1577.2 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Maesmawr, Talybont, Aberystwyth







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