Troedyrhiw , Talybont
Aberystwyth Ceredigion SY24 5EY
Guide price £150,000

ALED ELLIS

A terraced traditional 2 bedroomed house which is well presented throughout.

Troedyrhiw is situated just off the main A487 trunk road towards the southern edge of the village. Talybont provides for local amenities to include primary school, general stores, garage and public houses. The university and market town of Aberystwyth is some 7 miles or so travelling distance to the south, the town having a good range of local and national retailers. The market town of Machynlleth is some 11 miles to the north.

TENURE:
Freehold

SERVICES :
All mains services are connected.

VIEWING:
Strictly by appointment with the selling agents; Aled Ellis & CO, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

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

GROUND FLOOR

FRONT ENTRANCE DOOR TO

PORCH
with glazed entrance door to

LIVING ROOM
11'2 x 11'9 (3.40m x 3.58m)

with window to fore and radiator. Open marble effect fireplace and double doors to

DINING ROOM
8'5 x 8'2 (2.57m x 2.49m)

with window to rear, stairs to first floor accommodation, radiator, under stairs storage cupboard and access to

KITCHEN
5'4 x 8'8 (1.63m x 2.64m)

comprising single drainer stainless steel sink unit with mixer tap, range of base units with electric cooker & hob. Appliance spaces, eye level units, extractor fan, tiled splashbacks, cooker point and radiator. Ideal wall mounted gas fired central heating boiler, window and door to rear.

FIRST FLOOR ACCOMMODATION

LANDING
with doors to

BEDROOM 1
11'9 x 12'4 (3.58m x 3.76m)

with recess cupboard, 2 windows to fore and radiator.

THROUGH BEDROOM 2
8'1 x 8'7 (2.46m x 2.62m)

with window to rear, radiator, recess cupboard and door to

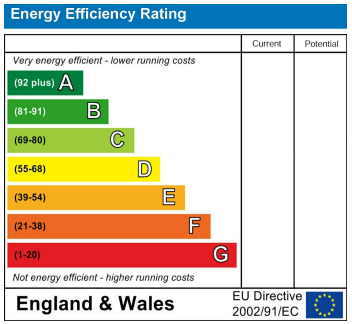
The second bedroom is currently a through bedroom providing access to the bathroom. It would be possible (subject to building consent) to re-partition the 2 bedrooms and provide a separate access to the bathroom.. See floor plan.

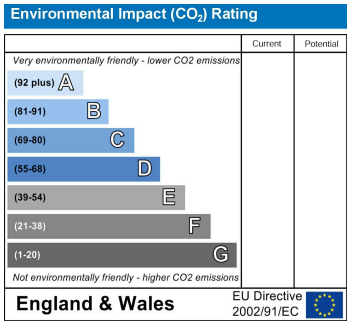
BATHROOM
8'8 x 5'5 (2.64m x 1.65m)

comprising wc, pedestal wash hand basin, panelled bath with Mira shower over, radiator, heated towel rail and obscured window to rear.

EXTERNALLY
Pedestrian right of way to the side of adjoining properties leading to the rear lawned garden. Garden shed 6’5 x 4’5. Small paved front garden area.

DIRECTIONS
(OS Grid Ref SN65489 89140)
Take the A487 trunk road north up Penglais Hill for 7 miles to the village of Talybont. Troedyrhiw is denoted by a for sale board on the right hand side just after the bridge and before the village green.





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