



Nirvana , Taliesin
Machynlleth SY20 8JH
Guide price £425,000



A luxurious presented three bedroom detached bungalow with garage, impeccably extensively renovated in 2020, large gardens with fabulous country views.

Nirvana is a captivating, modern, light and spacious bungalow with open plan kitchen dinner, lounge, 3 bedrooms, en suite and showeroom, fully fitted outbuilding currently utilised as a utility (centrally heated and ideal for a home office/studio or craft/hobbies room), and a large garage.

We are pleased to have received instructions to offer for sale Nirvana, recent refurbished bungalow situated just off the main A487 trunk road in the heart of the village of Taliesin. The property has been extensively renovated to a very high standard both internally and externally in 2020. (Like a new house or possibly better, a prime 'Turn Key' home).

The village of Taliesin is situated some 8 miles or so due north from the university and market town of Aberystwyth. Local amenities are available at the near by village of Tre-ddol to include cafe/general stores and public house. There is a primary school a mile or so due south at Talybont.

There is a regular bus service from Taliesin to Aberystwyth and Machynlleth to the north and in addition the coastal resorts of Borth and Ynyslas as within relatively short travelling distance.

TENURE

Freehold.

SERVICES

Mains services connected. Oil fired central heating. Double glazed windows throughout.

COUNCIL TAX

Band D.

VIEWINGS

Strictly by appointment with the selling agent – Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

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

FRONT ENTRANCE DOOR

Into

OPEN PLAN KITCHEN DINING ROOM

21'7" x 13'3" (6.60m x 4.06m)



The bright light large kitchen diner is very well equipped with integrated, fridge freezer, full size Bosch dishwasher, 2 Neff Ovens with Slide and Hide doors, a 5 ring induction hob with stainless steel canopy and extractor, double stainless steel sink incorporating Insinkerator and modern mixer tap. Extensive shaker style fitted kitchen units and drawers. High quality wood effect flooring with 25 year guarantee (from when fitted).



LOUNGE

21'6" x 9'5" (6.56m x 2.88m)



Half glazed door to light and bright lounge, carpeted, feature fireplace, windows to the front and French doors to the rear giving fabulous views to the countryside and leading to large patio.



FROM INNER HALLWAY



Half glazed door to hallway with access to shower room and bedrooms.

SHOWERROOM

6'5" x 9'5" (1.96m x 2.88m)



Comprising a double walk in shower cubicle with panelled splashbacks, wc, wash hand basin set in vanity unit with mirror cabinet and tiled splashbacks over. Heated towel rail, extractor fan, obscured window to rear and marble effect laminate flooring.

BEDROOM 1

9'4" x 11'7" (2.85m x 3.54m)



With window to rear, radiator, built in wardrobe and door to

EN SUITE

4'2" x 9'0" (1.28m x 2.76m)



With wc, wash hand basin, bidet and heated towel rail.

Vanity mirror unit, obscured window to rear, marble effect half tiled walls and laminate flooring.

BEDROOM 2

9'0" x 11'11" (2.76m x 3.65m)



With window to fore, radiator and built in wardrobe.

BEDROOM 3/STUDY

9'1" x 11'7" (2.77m x 3.54m)



With window to fore, radiator and built in wardrobe.

EXTERNALLY



The property is approached by a privately owned tarmacadmed driveway down to the property on to a spacious vehicular hardstanding with ample parking.

ATTACHED GARAGE

20'6 x 16'3 (6.25m x 4.95m)

Large garage with automatic up and over door. In addition to housing a vehicle, the garage is large enough to incorporate a small workshop or storage area. There is additional good quality shed in the garden area.

GARDEN



A well maintained large garden to the front and rear with beautiful views of the open countryside. There is an extensive patio offering several seating view points of the garden and surrounding areas, a small productive vegetable area and to the other side a small orchard of apple trees.

A lower garden includes a wild flower area and ornamental shrubs and bushes, a seating area to enjoy the country views and to watch in spring what the current owners call the 'Lamb Olympics'. The location of the property affords spectacular sunset views.





OUTBUILDING/UTILITY



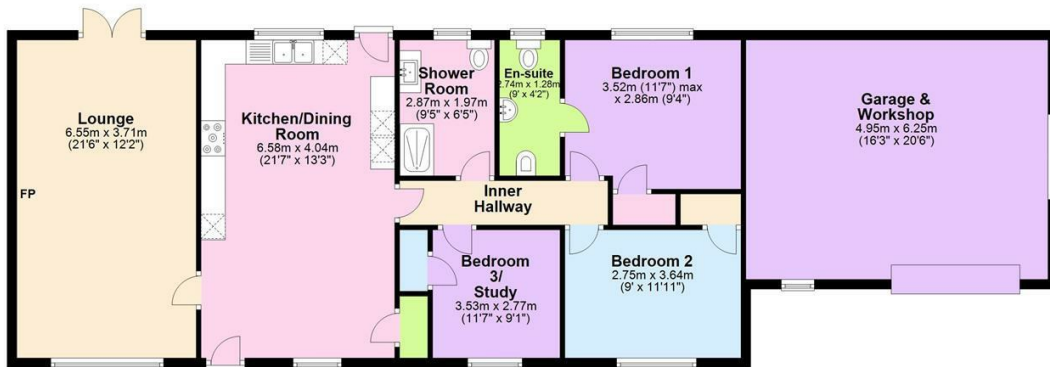
DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north up Penglais Hill proceed through the villages of Bow St and Talybont to Taliesin. Proceed through the village and directly opposite the old primary school, turn left, follow the lane down and Nirvana is the first property on your left.

Fully renovated includes new Worcester combi boiler, shaker style sink unit and floor unit, sink & drainer, mixer tap, tiled splashback.
Window to rear garden, stable style door. Centrally heated radiator and plumbing for washing machine. This room would be suitable for a home office/studio or craft/hobbies room.



Ground Floor
Approx. 147.8 sq. metres (1591.1 sq. feet)



Total area: approx. 147.8 sq. metres (1591.1 sq. feet)

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

Nirvana, Taliesin, Machynlleth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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