



**Fridd Y Deri, Tal Y Bont,
Ceredigion, SY24 5EZ**
Guide price £180,000



For Sale by Private Treaty

A beautifully presented 2 bedroomed terraced house in the heart of a popular residential village with rear garden and outbuilding known as

Fridd Y Deri
Talybont
SY24 5EZ

The village of Talybont is 7 miles or so to the north of Aberystwyth on the A487 coastal trunk road. The village has a good range of local amenities to include a village stores, garage and primary school. The aforementioned town has a good range of amenities to include secondary schools and national retailers. The market town of Machynlleth is some 11 miles to the north and the coastal resorts of Borth and Ynyslas are also nearby.

This lovely home is well worthy of inspection and is a superb opportunity for first time buyers / investment buyers. The property has been well maintained and has the benefit of rear pedestrian access.

TENURE

Freehold

SERVICES

Mains water, electric & drainage. Mains gas central heating with combi boiler. Please refer to Ofcom by using the following link:
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

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.

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

FRONT ENTRANCE DOOR TO

LIVING ROOM

21'1 x 9'9 (6.43m x 2.97m)



A cosy and light space with feature log burner and brick surround, double glazed windows to fore and alcove with storage cupboards. Stairs to first floor accommodation and door through to

KITCHEN

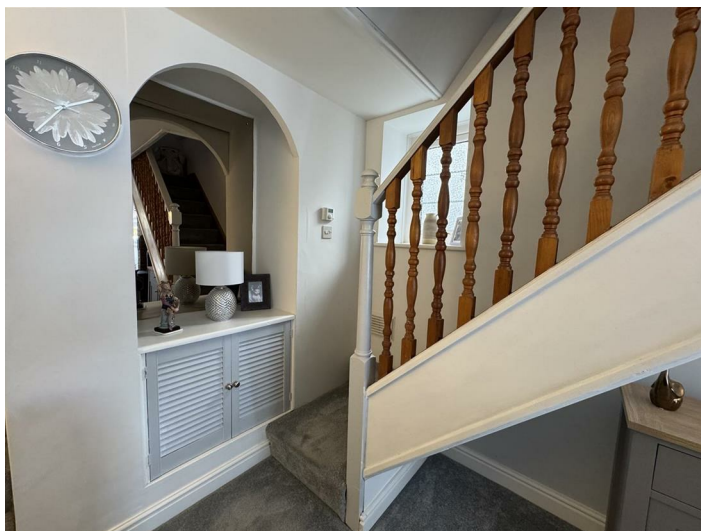
9'9 x 10'7 (2.97m x 3.23m)





A modern shaker style unit fitted wrap around kitchen with a range of base and eye level units, breakfast bar, appliances, fitted oven with hob over and extractor fan hood. Stainless steel sink with mixer tap. Window and glazed door to external rear.

FIRST FLOOR



LANDING

With airing cupboard. Doors to

BEDROOM 1

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



With window to fore, radiator, built in cupboards and wardrobe.

SHOWEROOM

4'6 x 7'9 (1.37m x 2.36m)



A recently refurbished modern showeroom with corner shower cubicle, panelled surround, wash hand basin set in vanity unit with LED mirror above and WC. Half tiled walls and vinyl flooring.

BEDROOM 2

10'2 x 9'9 (3.10m x 2.97m)



With window to rear, two double built in wardrobes and radiator.

EXTERNALLY

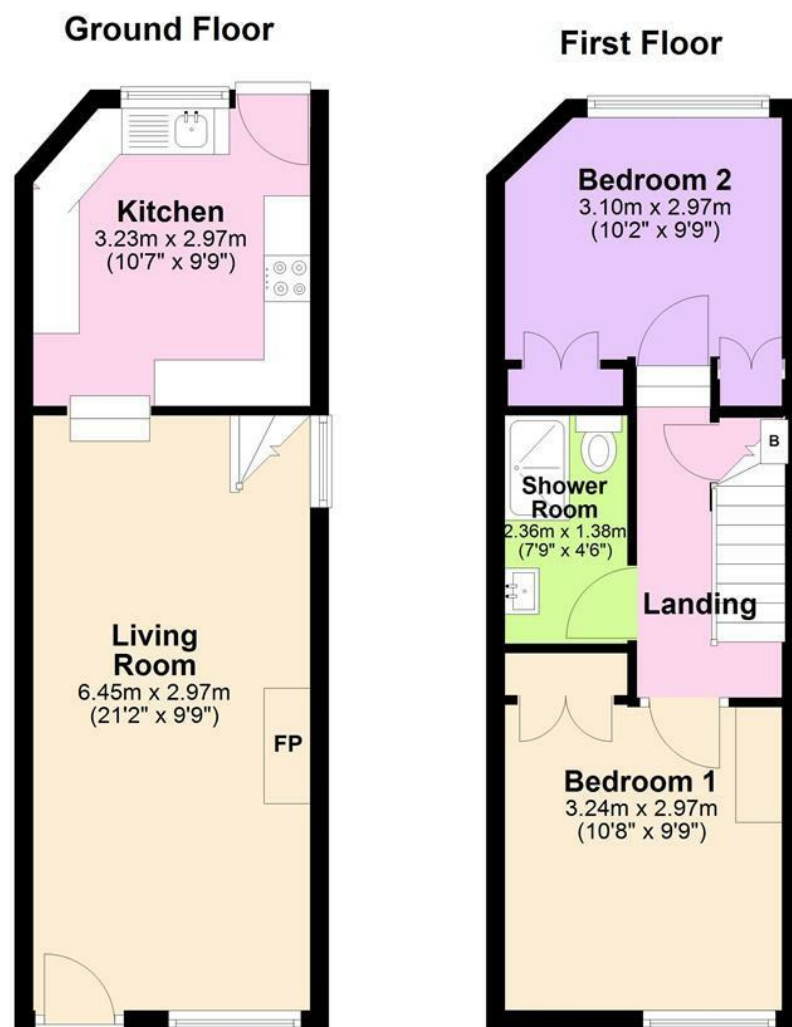
There is side pedestrian access to the rear with concrete steps leading up to a tiered garden. Outbuilding with external wc and utility room (appliance spaces). A lawned area and seating area with another top outbuilding, prime for a home office/studio as highlighted in the photograph.





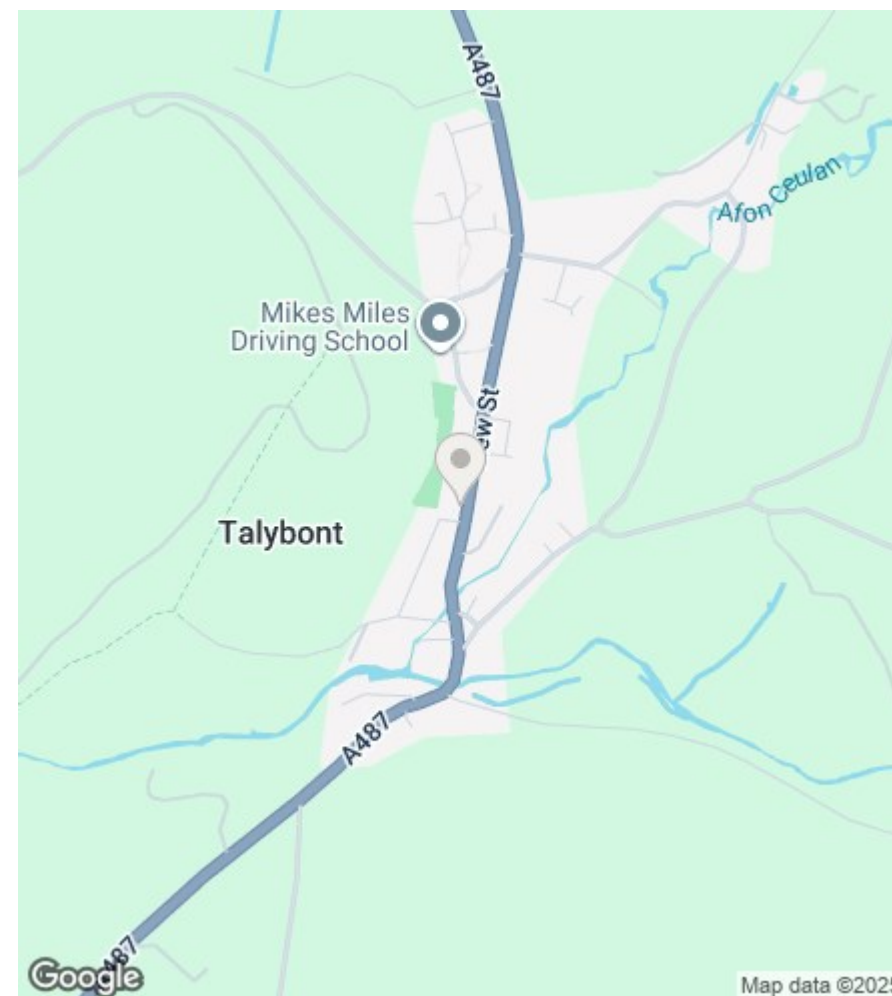
DIRECTIONS

Take the A487 trunk road north up Penglais Hill for 7 miles to the village of Talybont. Fridd Y Deri is on the left hand side opposite the village shop.



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Fridd Y Deri, Talybont



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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