



**Hyfrydle , Taliesin**  
**Machynlleth Powys SY20 8JG**  
**Price £139,000**



A large 3 bedroomed traditional property in need of modernisation together with large garden and garage.

Hyfrydle is located in the heart of the village abutting the main A487 trunk road some 8 miles due north of Aberystwyth and some 10 miles south of Machynlleth. Both the above mentioned towns have a good range of facilities to include secondary schools. Local amenities are available nearby at Tre'r Ddol and Talybont to include village stores, public houses and primary school.

Hyfrydle provides for commodious family accommodation and has the benefit of off road parking and an enclosed garden.

#### **TENURE:**

Freehold.

#### **SERVICES:**

Mains electricity, water and drainage.

#### **VIEWING:**

By appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion. SY23 1NP, 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

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

### **GROUND FLOOR**

#### **HALF GLAZED FRONT ENTRANCE DOOR TO**

#### **PORCH**

Double door to

#### **RECEPTION HALLWAY**

Night storage heater and stairs to first floor accommodation. Under stairs storage, door to rear and doors to

#### **FRONT SITTING ROOM**

10'8 x 12'6 (3.25m x 3.81m )



Window to fore, fireplace, night storage heater.

#### **FRONT LIVING ROOM**

10'1 x 13'2 (3.07m x 4.01m )



Tiled fireplace and window to fore, night storage heater.

#### **DINING ROOM**

14'3 x 9' (4.34m x 2.74m)



Fireplace, night storage heater, window to rear and recess cupboard.

## BASIC KITCHEN

10'8 x 7' (3.25m x 2.13m )



Base and eye level units, single drainer stainless steel sink unit. Electric cooker and hob (not tested) cooker point, shelving, part tiled. Window to rear.

## FIRST FLOOR

### LANDING

Night storage heater, airing cupboard, ladder access to roof space. Door to

## BEDROOM 1

16' 3 x 12'6 (4.88m 0.91m x 3.81m )



Window to fore, feature fireplace and night storage heater.

## BEDROOM 2

11'8 x 12'9 (3.56m x 3.89m )



Window to fore, feature fireplace and night storage heater.

## BEDROOM 3

12'8 x 7'4 (3.86m x 2.24m )



Window to side and night storage heater.

## SHOWER ROOM

7'3 x 5'7 (2.21m x 1.70m )

Cubicle with Triton shower, pedestal wash hand basin, shower point. Obscured window to rear.

## BATHROOM

6' x 7'2 (1.83m x 2.18m )



Wc and bath. Obscured window to rear.

## EXTERNALLY



Outside wc and former fuel store. Steps leading up to garden. Greenhouse.

## GARAGE

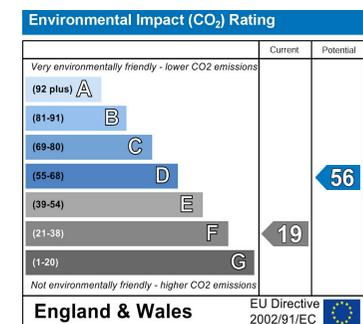
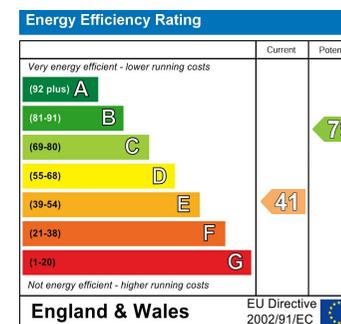
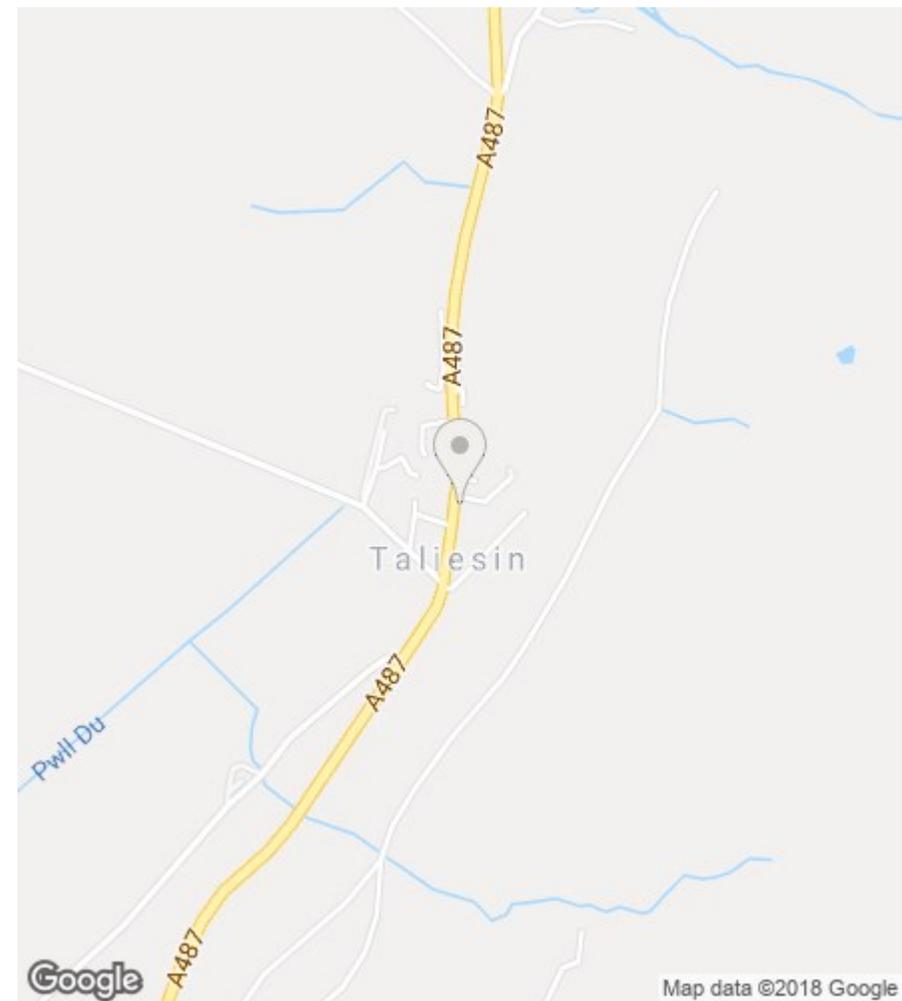
18'7 x 17'6 (5.66m x 5.33m )



Up and over door and side door.

## DIRECTIONS

Head north out of town on the A487 trunk road and proceed through the villages of Bow Street and Talybont to Taliesin. Hyfrydle is on the right hand side denoted by a For Sale board.



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