



Talybont

Guide Price

£255,000

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Ceredigion

Traditional property with generous living space inside and outside. Bryn is a wonderful 4 bedroom house with huge potential, offering living room, sitting room, breakfast room, basement and two extensive double garages. With countryside views from the rear, this house is not to be missed.

- TRADITIONAL 4 BEDROOM PROPERTY
- 3 RECEPTION ROOMS
- 2 EXTENSIVE DOUBLE GARAGES & REAR GARDEN
- GENEROUS BASEMENT WITH OWN ACCESS
- CONVENIENT LOCATION NEXT TO VILLAGE AMENITIES
- MODERN KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC

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Call 01970 636000 to arrange a viewing

BRYN

Located in Talybont with country views, Bryn is a stunning end of terrace family home that maintains much of its original character, and has been perfectly adapted for modern living. Close to local amenities, primary school, garage, shop, pub, pharmacy and only 15 minutes to Aberystwyth town this property is worth a visit. It not only has generous living space inside including four bedrooms, three reception rooms and a cellar, but outside you have a rear garden with two double garages!

PROPERTY COMPRISES

All main services are connected. Mains electricity and water private drainage. Unless expressly stated all rooms have a range of power points and radiators. Bryn is heated via gas central heating and falls within council tax band C. End terrace property, total floor area - 118 square metres.

ENTRANCE HALL

Step inside Bryn, where you will be greeted by the stairs up to the first floor, one door either side, one leading to the lounge and other to a second reception room.

RECEPTION ROOM

18' 8" x 11' 1" (5.69m x 3.38m) Spacious and airy room, flooded with natural light from the windows overlooking the front and rear of the property. This could be utilised as a sitting room, bedroom, or what ever the next owner wishes. Door to passage with potential to adapt/join the kitchen area directly.

LOUNGE

19' 8" x 8' 7" (6.01m x 2.62m) Of a substantial size, a great family room neutrally decorated and fully carpeted. The gas fireplace provides not only a charming focal point but makes the room warm and welcoming, great for cosy evenings snuggled up on the sofa. Windows to front and rear.

BASEMENT

17' 5" x 7' 2" (5.33m x 2.20m) The kitchen of the original part of the property before renovations includes fireplace with traditional bread oven from the 1800s. Having its own access, this basement has the potential to be transformed.

BREAKFAST ROOM

12' 9" x 9' 11" (3.91m x 3.03m) Light and airy breakfast room with communicating door into the kitchen. Oil fired Rayburn. Communicating doors to utility and downstairs WC.

KITCHEN

20' 0" x 7' 3" (6.12m x 2.23m) Fitted with a range of contemporary grey base and eye-level units, complete with worktop over, the kitchen benefits from multiple plug sockets and has been finished to a high standard. Zanussi gas hob and cooker with extractor over. Built in dishwasher. Space for fridge freezer. Stainless steel sink with drainer. Windows overlooking the fantastic countryside views. Two Velux windows. The kitchen leads to a conversational seating area we call the breakfast room, making it a wonderful space for anyone who enjoys entertaining. Door out to rear garden.



**UTILITY**

Space and plumbing for washing machine and dryer with new modern base and wall units.

DOWNSTAIRS WC

New low flush WC and hand wash basin.

FIRST FLOOR

Stairs rise to first floor landing. Communicating doors to bedrooms, bathroom and separate WC. Door to storage cupboard.

MASTER BEDROOM

14' 2" x 7' 6" (4.32m x 2.29m) Neutrally decorated and freshly carpeted, this room is the perfect canvas, needing only your time and personal flair to make it into something uniquely yours. Two windows overlooking the front of the property.

BEDROOM TWO

12' 4" x 8' 9" (3.77m x 2.69m) Plenty of room for a double or king bed. Neutrally painted and fully carpeted. From this room, a window overlooks the front of the property letting natural light into the space.

BEDROOM FOUR

7' 9" x 7' 1" (2.37m x 2.17m) The smallest of the bedrooms, it has the potential to become a study or nursery. Natural light floods in from the rear of the property.







STUDY/BEDROOM THREE

11' 9" x 7' 0" (3.59m x 2.14m) Currently being used as a study, this has the potential to remain as a room perfect to work from home or could be transformed into a fourth bedroom. Window overlooking the rear with gorgeous scenic views.

SHOWER ROOM

8' 5" x 6' 0" (2.59m x 1.83m) Modern, off-set, walk in shower. Door to A/C with hot water tank fuelled by Rayburn and separate boiler for gas central heating. Low level WC with hand wash basin.



SEPARATE WC

Low flush WC.

OUTSIDE REAR OF PROPERTY

The rear can be accessed via side gate with doors to basement and kitchen. The rear garden is lawned with raised patio area where one can enjoy the beautiful mountain views. From the rear you can access the two double garages.

DOUBLE GARAGE ONE

16' 11" x 13' 11" (5.17m x 4.25m) A great double garage with potential for workshop. Currently used for parking and storage.

DOUBLE GARAGE TWO

17' 6" x 13' 11" (5.35m x 4.25m) Large double up and over door and houses the oil storage tank for the Rayburn. Garage currently used for storage.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2022 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.





Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. AEA Management Ltd. Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

C

Energy Efficiency Rating

55

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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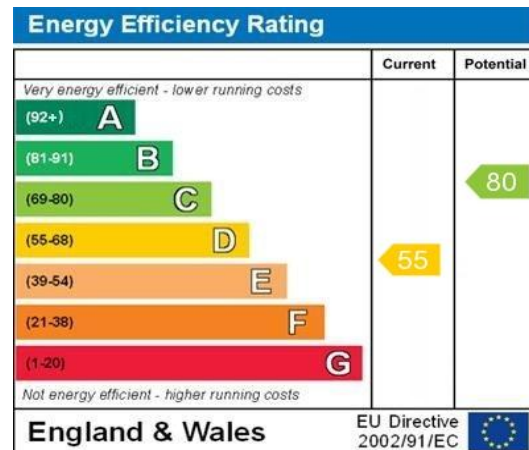
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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Contact Us

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