



FOR SALE BY PRIVATE TREATY

In need of updating.

Traditional Mid-terraced 4 bedroom village house originally two cottages. Garden. Full gas central heating.

**2 BIRKENHEAD STREET
TALYBONT SY24 5HB**



Talybont is a popular rural village with most amenities situated about 8 miles north of Aberystwyth Town on a bus route. Originally two cottages incorporated as one dwelling with numerous rooms.

Vendor Likes:

Village location
4 bedrooms

Agent Likes:

Improvement potential
Rear garden

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

2 Birkenhead Street, Talybont, SY24 5HB

RECEPTION ROOM



8' 7" x 16' 3" (2.62m x 4.95m)

uPVC double-glazed window. Staircase rising to first floor. Double central heating radiator. Door to lounge and into:-

GALLERY KITCHEN



23' x 4' 6" (7.01m x 1.37m)

Fitted modern base and wall units. Inset single drainer stainless steel sink unit. Space with plumbing for washing machine. 4 ring gas hob with extractor over. Split level electric oven. Vinyl floor.

DINING ROOM.



6' 9" x 11' (2.06m x 3.35m)

Fitted pine door recess cupboards to chimney breast. 2 uPVC double-glazed windows

LEAN TO REAR PORCH

9' 8" x 5' 8" (2.95m x 1.73m)

Partitioned off **TOILET**, having low flush WC:

LOUNGE



10' 6" x 16' 2" (3.2m x 4.93m)

Chimney breast. Exposed beams to ceiling.
uPVC double-glazed window. Central heating
radiator. Serving hatch to kitchen.

FIRST FLOOR

LANDING

Central heating radiator. Range of fitted book
shelves..

BEDROOM 1 (rear)



10' 6" x 11' 3" (3.2m x 3.43m)

Range of fitted wardrobes. Central heating
radiator. uPVC double-glazed window.

BEDROOM 2



10' 4" x 9' 5" (3.15m x 2.87m)

Double central heating radiator. uPVC double-
glazed window.

BEDROOM 3



10' 2" x 10' 2" (3.1m x 3.1m)

Two walls tongue & groove boarded. Central heating radiator. uPVC double-glazed window.

BEDROOM 4



6' 10" x 12' 6" (2.08m x 3.81m)

Central heating radiator. uPVC double-glazed windows.

BATHROOM



White suite comprising panelled bath, instant electric shower over, tiled wall area. Low flush WC: Pedestal wash hand basin. Combi boiler.

OUTSIDE



Alley access giving right of way through neighbour's yard to rear yard. Stone wall & steps leading up to four levels comprising two sun patio areas, lawn and further garden.

SERVICES

Mains electric, water, drainage & gas. Full gas central heating

COUNCIL TAX

Band 'B'

EER:

66/D

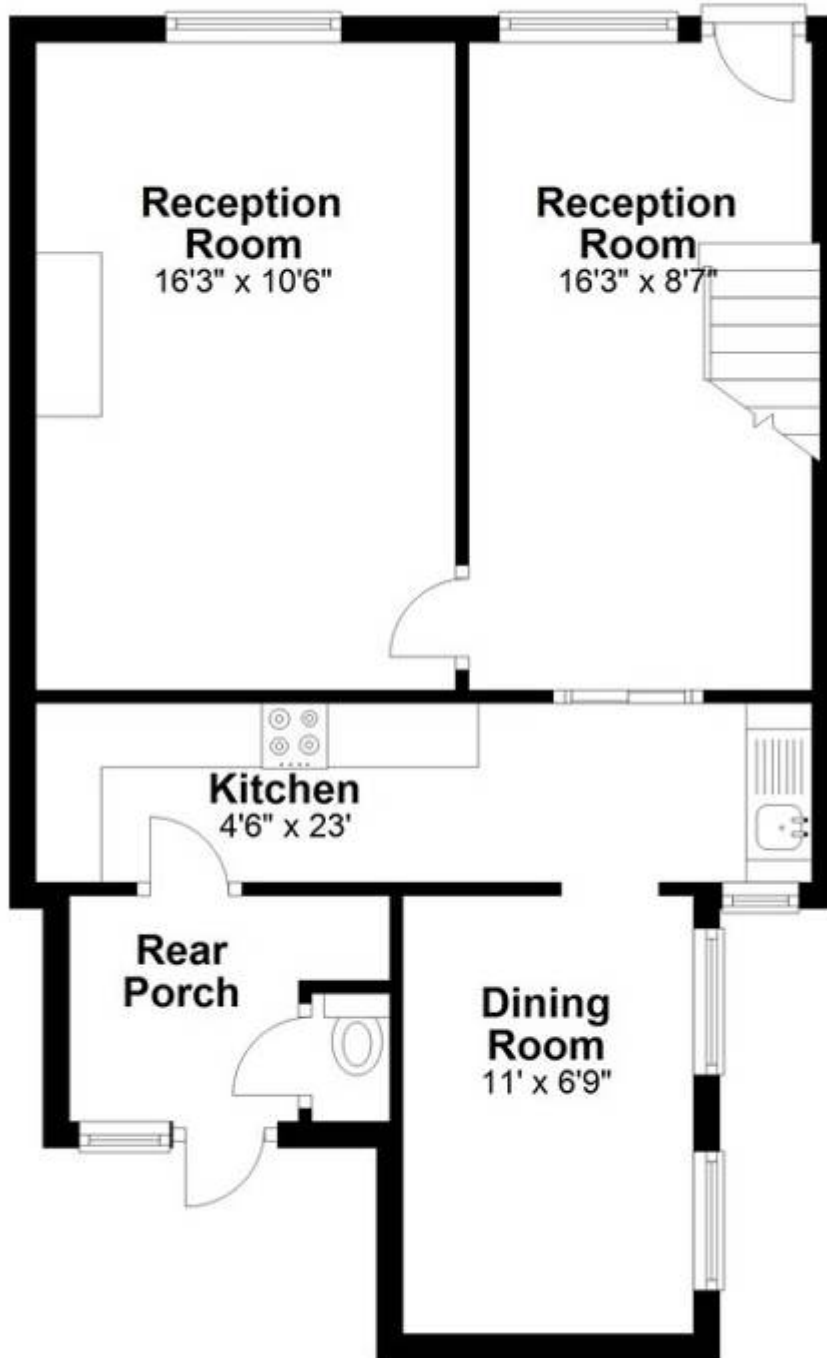
VIEWINGS

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

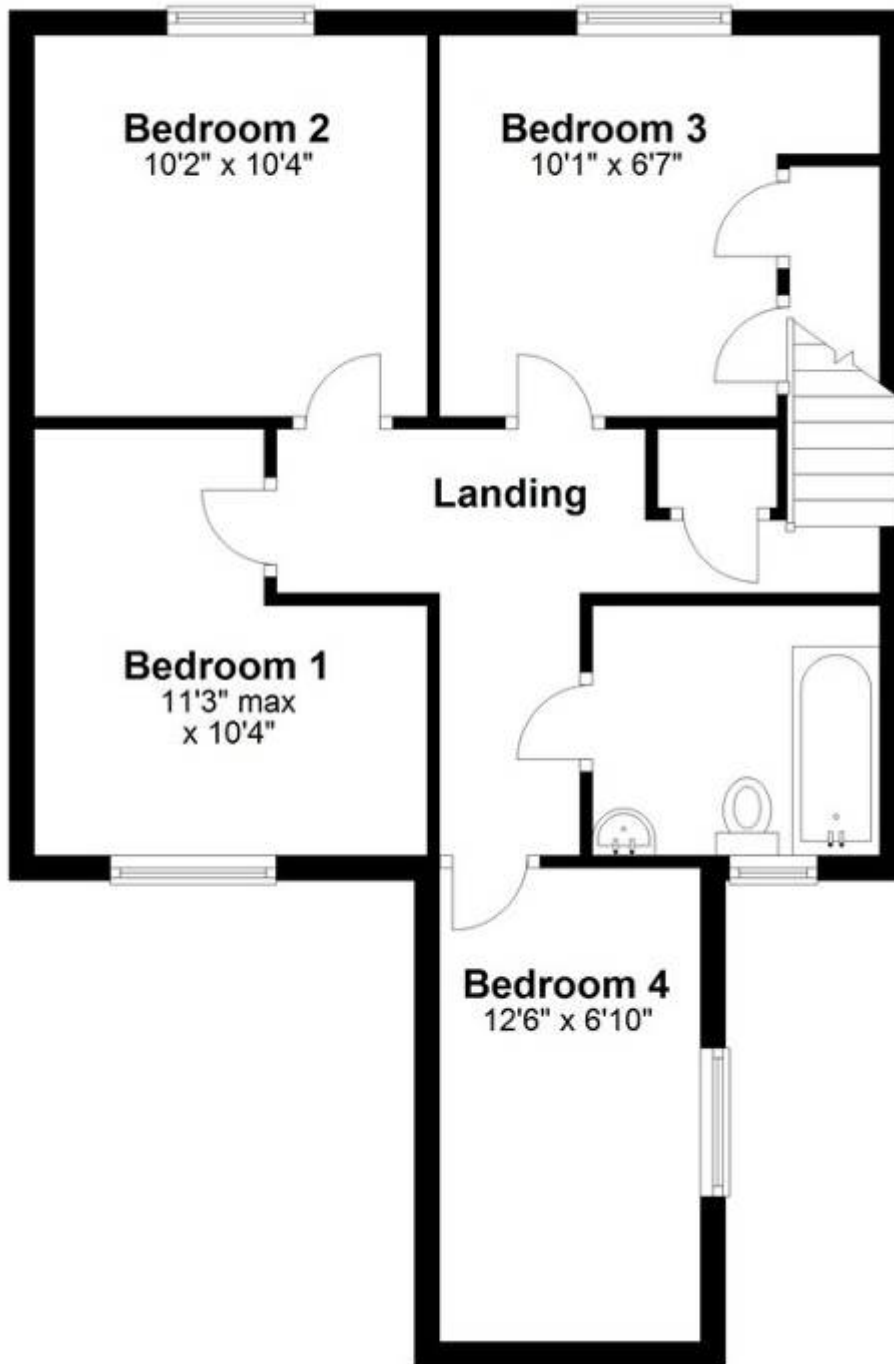
PRICE:

£185,000

Ground Floor



First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.