

Talybont



Viewing Arrangements
Strictly by appointment
through Alexanders



Talybont

Asking Price £175,000

Welcome to Craig Y Delyn, a quaint 2-bedroom cottage elevated above the picture-perfect village of Tal Y Bont.

This delightful cottage would make an excellent first step on to the property ladder, or alternatively prove to be a very valuable investment as a residential let or holiday cottage. Craig Y Delyn is the perfect marriage between old and new, rural and convenient.

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PROPERTY COMPROMISES

Property entered via opaque double glazed uPVC door to front elevation, Leading to entrance hall. Original quarry slate tiles to floor. Stairs rising to first floor. Communicating door to:

LOUNGE (11'8 x 11'70) Attractive double glazed sash window to front elevation providing picturesque views of Tal Y Bont village, surrounding hills and countryside. Range of power points. Economy 7 storage heater. Television point. Wood burning stove which provides auxiliary heating facilities. Original mantel surround and slated hearth. Open plan to:

KITCHEN (8'10 x 14'3) Double glazed uPVC window to rear elevation. Double glazed opaque uPVC door to rear elevation. Original bread oven. Stove above with timber display mantle. Range of base and eye level units. Roll top work surfaces over. Timber top breakfast bar providing seating for approximately 3 stools. Ceramic tiles splashed back to water sensitive areas. Space suitable for a free standing fridge freezer and cooker. Single bowl single drainer stainless steel sink unit with mixer tap over. Range of power points. Pine door leading to pantry.



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FIRST FLOOR

Stairs rise and turn to first floor landing. Economy 7 storage heater. Communicating door off.

MASTER BEDROOM (8'5 x 10'10) Two doubled glazed uPVC windows to rear elevation providing pretty views over garden. Partially vaulted ceiling. Range of fitted shelving. Timber doors to built in his and hers wardrobes with hanging rails, shelving and general storage. Range of power points. Access to insulated loft space.

GUEST BEDROOM (9'11 x 8'5)

Double glazed sash window to front elevation providing picturesque views across Tal Y Bont village. Surrounding hills and countryside. Range of power points. Original fire place with original display mantle around. Partially vaulted ceiling. Original door to built in cupboard.

BATHROOM

Double glazed sash window to front elevation providing picturesque views. Brand new suite comprising low flush WC, pedestal hand wash basin and panelled bath with electric shower over. Ceramic tiling to water sensitive areas. Exposed original timber to floor.



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OUTSIDE

Courtyard area accessed via the kitchen. Utility room. Old coal shed converted into shed for log store.

UTILITY ROOM (8'5 x 7'8)

Brick built. Plumbing and space for a washing machine, tumbler dryer and freezer. Power points. Insulated and dry. To side elevation raised stoned area

WORK SHOP (2m x 4m)




Large timber shed currently used as a work shop. Timber storage to front.

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GARDEN

Terraced rear garden comprising two tiers.

FIRST TIER:

Timber decking. Brick built barbeque. Bedding areas for plants/ herbs.

SECOND TIER:

Lawned area with attractive views. Fencing to all boundaries. Steps to summer house with large storage area underneath. Accessed up a couple of steps.


SUMMER HOUSE (11' x 6'3)

Three glazed windows to front elevation with lovely views, Power Points. Lighting. Carpet to flooring. Partially vaulted ceiling. Can be used for a range of purposes.

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ACCESS

The owners have recently adapted the front of the property to allow easier access without steps or paving. A gravelled path now provides access to the front garden. Decorative flower beds provide an attractive array of colour.

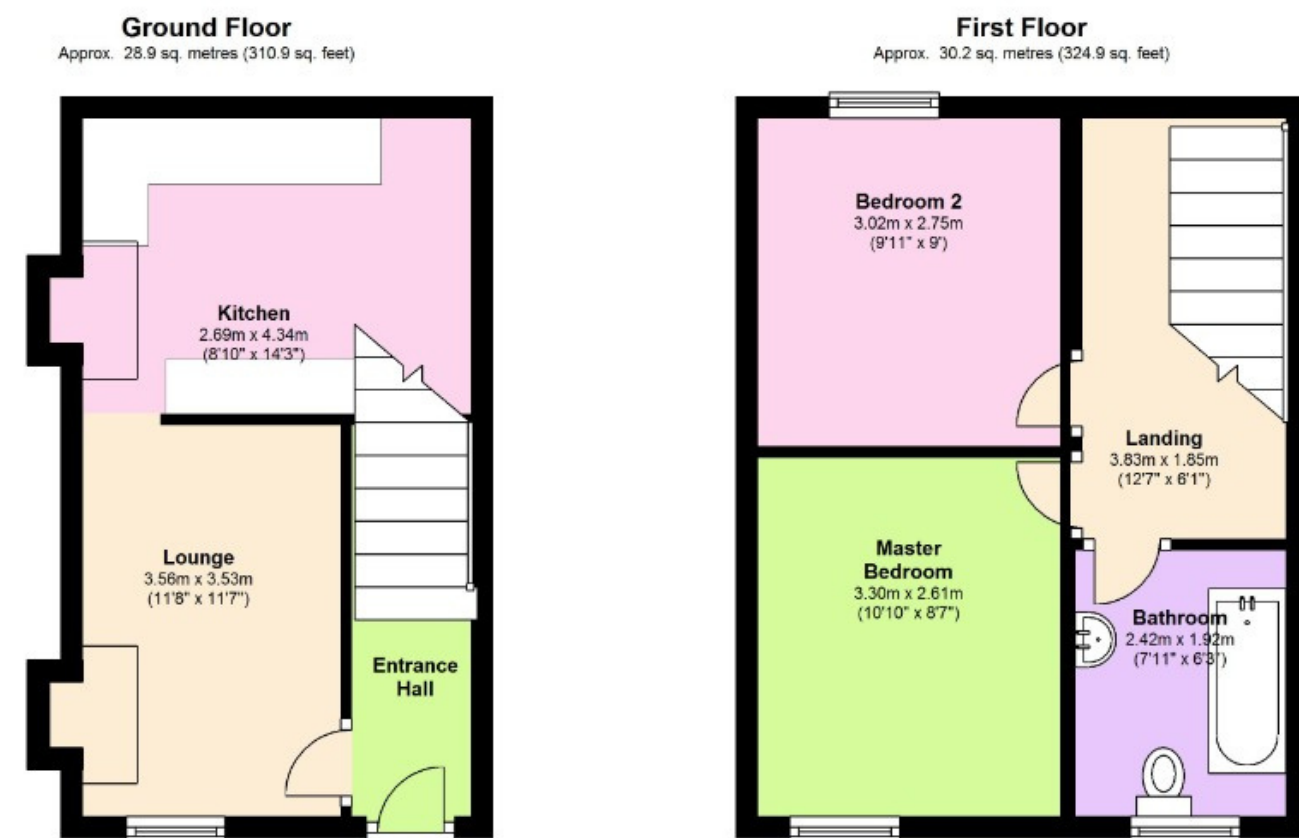
Additional right of access past neighbours house; continue up the road past access steps and turn at the house called Ty Gwyn. Follow the path to Craig y Delyn.

IMPORTANT INFORMATION

The photo's used in these details were taken in 2014, Nothing has changed inside or outside with the property apart from the fact it is currently tenanted.

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Total area: approx. 59.1 sq. metres (635.8 sq. feet)

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, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

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IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2023

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

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