

# Legal 2 Move

Trefeddyg  
High Street  
Tywyn  
Gwynedd  
LL36 9AD  
Tel. 01654 712218  
Fax. 01654 712015

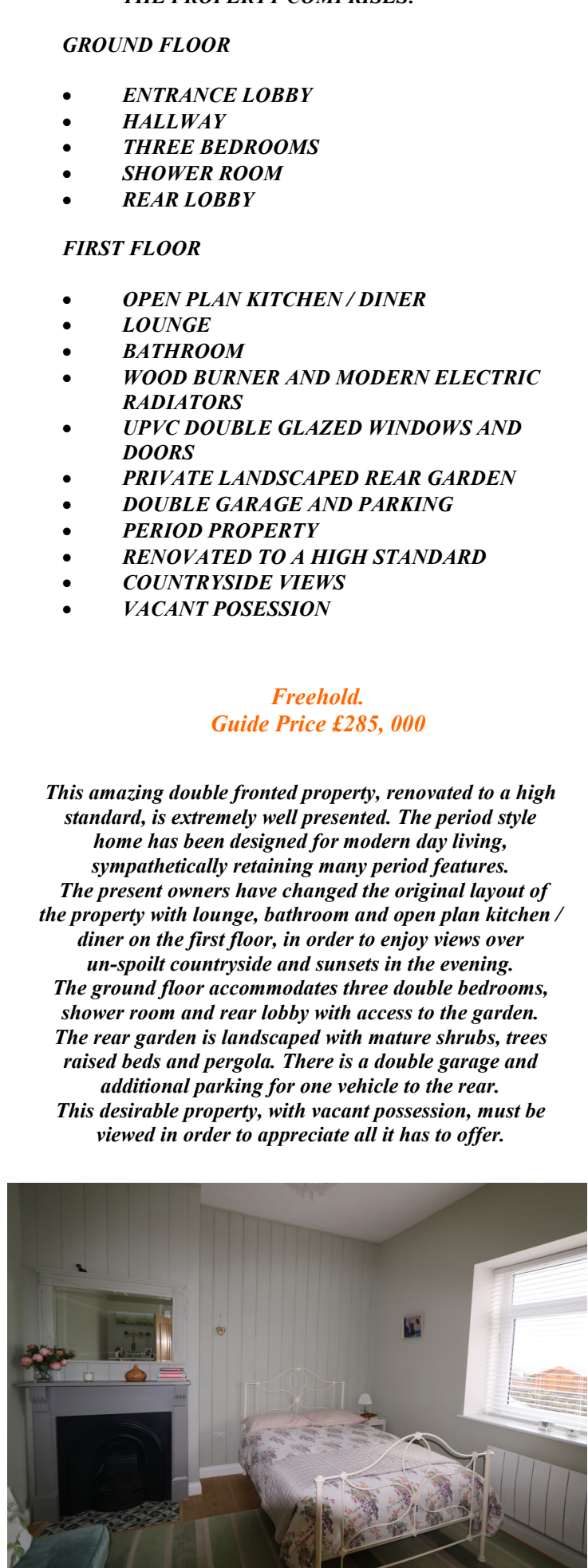
*Property Sales and Conveyancing*

*www.legal2move.co.uk  
e-mail: info@legal2move.co.uk*

9 Penrallt Street  
Machynlleth  
Powys  
SY20 8AG  
Tel. 01654 702335

*Hyfrydle, Taliesin, Machynlleth, SY20 8JG*





**THE PROPERTY COMPRISES:**

**GROUND FLOOR**

- **ENTRANCE LOBBY**
- **HALLWAY**
- **THREE BEDROOMS**
- **SHOWER ROOM**
- **REAR LOBBY**

**FIRST FLOOR**

- **OPEN PLAN KITCHEN / DINER**
- **LOUNGE**
- **BATHROOM**
- **WOOD BURNER AND MODERN ELECTRIC RADIATORS**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **PRIVATE LANDSCAPED REAR GARDEN**
- **DOUBLE GARAGE AND PARKING**
- **PERIOD PROPERTY**
- **RENOVATED TO A HIGH STANDARD**
- **COUNTRYSIDE VIEWS**
- **VACANT POSSESSION**

**Freehold.**  
**Guide Price £285, 000**

*This amazing double fronted property, renovated to a high standard, is extremely well presented. The period style home has been designed for modern day living, sympathetically retaining many period features. The present owners have changed the original layout of the property with lounge, bathroom and open plan kitchen / diner on the first floor, in order to enjoy views over un-spoilt countryside and sunsets in the evening. The ground floor accommodates three double bedrooms, shower room and rear lobby with access to the garden. The rear garden is landscaped with mature shrubs, trees raised beds and pergola. There is a double garage and additional parking for one vehicle to the rear. This desirable property, with vacant possession, must be viewed in order to appreciate all it has to offer.*

### **Location**

Taliesin is a former mining village in Ceredigion, situated between Talybont and Tre'ddol. It is located along the A487 road, 9 miles north of Aberystwyth and 9 miles south of Machynlleth. Hyfrydle is positioned along the road-side of the village, close to the former village school, now Toad Hall Antiques. Our 'For Sale / Ar Werth' sign is displayed.

### **Description**

Renovated to a high standard, this tastefully decorated, Victorian, double fronted end of terrace house, has a wide driveway access to the rear of neighbouring properties and garage. Of slate construction, surmounted by a slate pitch tiled roof, this three bedroom property is entered through a double glazed entrance door which leads into the lobby.

### **Lobby (Front)**

Consumer unit housed here. High ceiling, white tongue and groove wall panelling and ceramic tiled floor. Period double doors, with patterned glass, open into the hallway.

### **Hallway**

This spacious hallway, with high ceiling and neutral décor, is laid with an oak floor. Modern electric wall radiator, power points and under-stairs storage / cloaks cupboard with light. Stairs to first floor and oak doors to three double bedrooms and glazed door to rear lobby with shower room off.

### **Bedroom 1 (Front)**

13' x 11'

(3.95m x 3.35m)

High ceiling, pastel décor, part tongue and groove to walls. Victorian fire-place with tiled hearth. Modern electric wall radiator and power points. Upvc double glazed 'tilt and turn' window with deep sill and blind to front elevation.

### **Bedroom 2 (Front)**

13' x 9' 10

(3.97m x 2.99m)

High ceiling, pastel décor and oak effect laminate floor. Pastel tongue and groove panelling to feature wall. Modern electric wall radiator and power points. Double glazed 'tilt and turn' window with blind to front elevation.

### **Rear Lobby**

High ceiling, pastel décor and decorative Spanish floor tiling. Glazed door to entrance and double, full height, storage cupboard with dress rail and storage cupboard over. Internal doors to both shower room and bedroom. Double glazed door to rear which leads out into the garden.

### **Shower Room (Rear)**

7' 9 x 7' 7

(2.35m x 2.30m)

Modern shower room with high ceiling, decorative ceramic tiled floor and partially tiled walls. White porcelain sink with vanity unit and close coupled W.C. Large shower cubicle with glass door and chrome rainfall shower with additional hand shower. Extractor fan and heated towel rail. Double doors to recess area with plumbing and housing for a washing machine. Double glazed window with deep tiled sill to rear elevation.

### **Bedroom 3 (Rear)**

13' 11 x 9' 2

(4.25 m x 2.80m)

High ceiling with feature timber cladding, pastel décor and plank effect laminate floor. Recess glazed and shelved feature storage cupboard. Plumbing, modern electric wall radiator and power points. Double glazed window with deep sill to rear elevation.

### **First Floor Half Landing**

Neutral décor and double glazed window to side elevation.

### **First Floor Landing**

Cork tiled floor. Access to insulated loft, offering potential, with planning consent, to accommodate two double rooms. Oak panelled door to airing cupboard with Dual hot water tank and shelving. Door to bathroom and doorway to open plan kitchen / diner.

### **Bathroom (Side)**

7' 9 x 7' 7

(2.35 m x 2.30m )

High ceiling with inset spot lighting. Decorative ceramic tiled floor and partially tiled walls. White free standing claw foot bath with chrome mixer tap shower. White porcelain wash hand basin with mirror wall cabinet over and close coupled W.C. Extractor fan and heated towel rail. Original panelled door and rear double glazed window with deep tiled sill and roller blind.

**Kitchen / Diner (Front to Rear)**

**Kitchen Area 27' 5 x 12' 10 (8.35m x 3.92m)**

Stunning for design, space and views, this kitchen is open plan to the dining area. High ceiling, neutral decor and cork tiled floor. Modern fitted kitchen comprising base units, wall cupboards and drawers. Built-in electric fan oven and separate ceramic hob with chrome extractor hood over. Stainless steel one and a half bowl sink and drainer. Central island housing shaker style cupboards and drawers to one side and open shelving to the other. Complimenting work top and three ceiling pendant lights over. Recess larder cupboard, wall shelving, telephone point and power points. Double glazed French doors with click fit seamless blinds. Juliette balcony to rear elevation, overlooking the garden and forestry beyond.

**Dining Area**

Neutral décor and cork tiled floor. Cast iron wood burner, smoke alarm, power points and double glazed 'tilt and turn' window with blind to front elevation. Views across open countryside and glorious sunsets to be enjoyed from here.

**Lounge (Front) 16' 3 x 12' 6 (4.95m x 3.82m)**

High ceiling, neutral décor and cork tiled floor. Original panel door and Victorian fire-place with tiled hearth. Modern wall mounted electric radiator, power points and T.V. aerial point. Double glazed 'tilt and turn' window with blind to front elevation. Views across open countryside and glorious sunsets to be enjoyed from here.

**ALL SIZES ARE APPROXIMATE**

**Outside**

**Front**

Wrought iron railings, shale frontage and shrubs. Slate steps to entrance.

**Side**

Vehicle access is via a tarmac road leading to the rear garage and parking area. A high slate boundary wall is gated and allows access to the garden.

**Rear**

The rear landscaped garden is enclosed, gated, sheltered and private. A delightful restive garden, planted with shrubs, trees and raised beds for those who wish to grow their own produce. A corner pergola decorates the garden and provides entertaining space for those who enjoy Al Fresco dining. Beyond the gated garden is a hard standing with parking for one vehicle and a block built double garage, with up and over door.

**Guide Price** £285, 000

**Tenure** Freehold

**Council Tax Banding** C £1, 870.00 2024 / 2025

**Local Authorities** Ceredigion Council

**Water** Welsh Water

**Services** Electricity, water and drainage connection.

**Viewing** Strictly with Legal 2 Move, Trefeddyg, High Street, Tywyn, Gwynedd LL36 9AD  
Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys, SY20 8AG  
Tel. 01654 702335

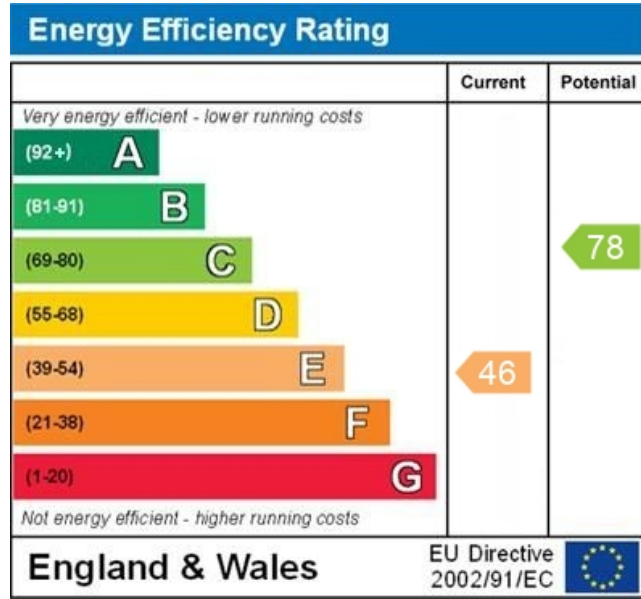
**Agent's Note** The Agents have not tried nor tested any appliances, fixtures, fittings or services and, therefore, cannot verify that they are fit for purpose.

MISREPRESENTATION ACT, 1967

Legal 2 Move for themselves and the Vendors of this property whose Agents they are given notice that:

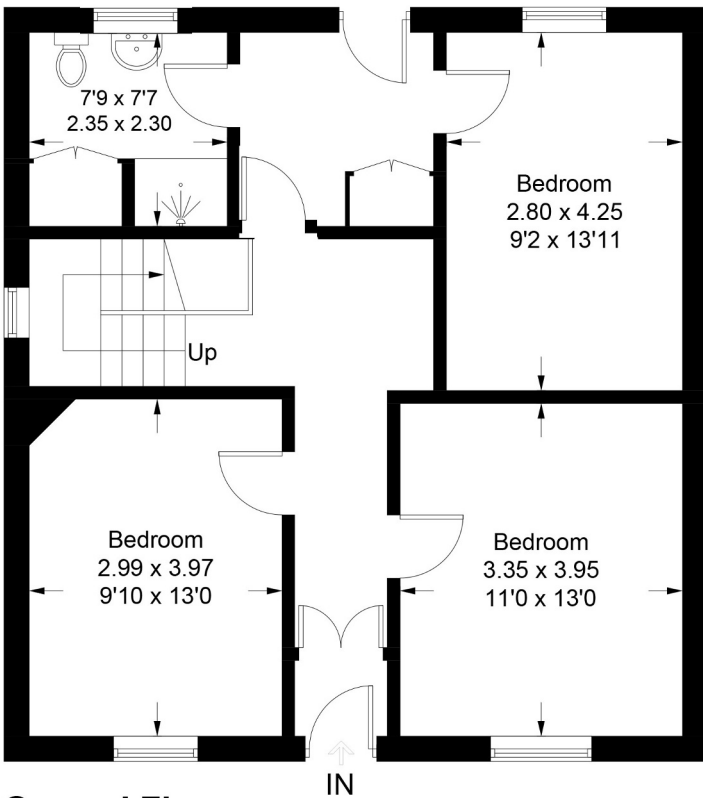
1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move. 3. None of these statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither Legal 2 Move nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



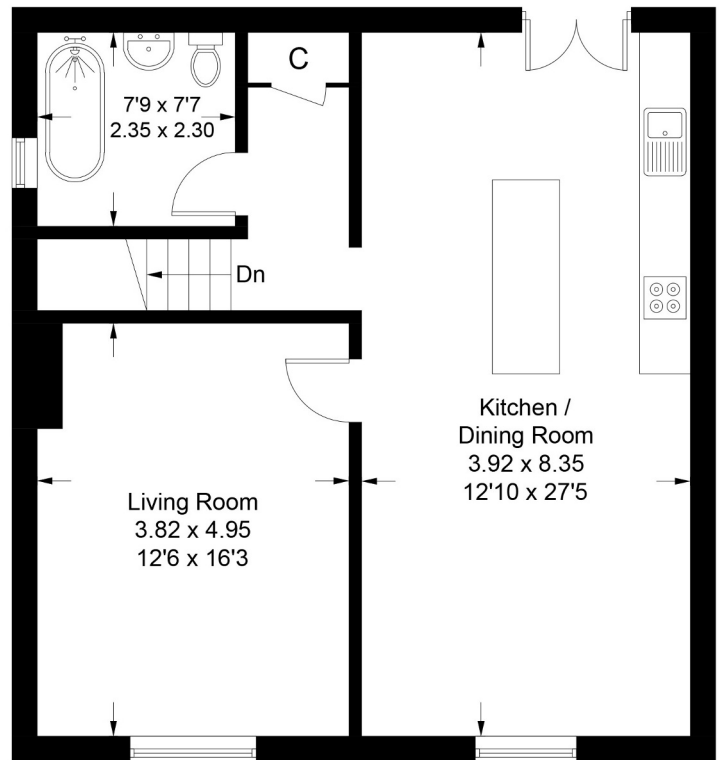


### Hyfydle, Taliesin, Ceredigion, SY20 8JG

Approximate Gross Internal Area  
129.9 sq m / 1398 sq ft



**Ground Floor**  
65.0 sq m / 700 sq ft



**First Floor**  
64.9 sq m / 698 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



MISREPRESENTATION ACT, 1967

Legal 2 Move for themselves and the Vendors of this property whose Agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move.
3. None of these statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Vendor does not make or give and neither Legal 2 Move nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.