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## Hyfrydle, Birkenhead Street Talybont, SY24 5EZ

- Popular village location • Mid terrace cottage • Deceptively spacious 2 bedroom accommodation • Rear Garden & Workshop • Centrally heated & Double Glazed • 6 miles Aberystwyth, 10 miles Machynlleth • EER = D65 •



# £139,950

Aberystwyth Office 01970 625 020 [aberystwyth@morrismarshall.co.uk](mailto:aberystwyth@morrismarshall.co.uk)

**General Remarks & Situation** The property occupies a pleasant position within the popular village of Talybont, which provides primary education, village stores and public houses and has regular public transport to the University and noted coastal town of Aberystwyth approximately 6 miles south which provides a wide range of business, leisure, shopping and educational facilities, as does the busy market town of Machynlleth approximately 10 miles north.

This area is renowned for its outstanding natural beauty, which varies from the superb sands at Borth and Ynyslas to the Cambrian and Snowdonia Mountain ranges, which are within easy reach.

**The Residence** A mid terrace property in good order throughout with modern day conveniences yet combined with some original features. Centrally heated and double glazed the accommodation which is arranged on two floors and extended to the rear, comprises the following

**Entrance Porch** With door to

**Lounge** 5.8m x 2.8m (19'0" x 9'2") With wood burning stove set on a stone hearth, bay window to front, radiator



**Study** 2.4m x 1.8m (7'10" x 5'11") With radiator, tiled floor, under stair storage, staircase to First Floor

**Kitchen** 2.9m x 2.3m (9'6" x 7'7") A well equipped fitted kitchen with a range of base & eye level units, electric cooker with extractor hood over, stainless steel sink unit, tiled floor



## First Floor

**Bedroom 1** 4.54m x 2.85m (14'11" x 9'4") With radiator, two windows to front. Easily adapted to two rooms if so required.

**Bedroom 2** 2.2m x 3.2m (7'3" x 10'6") With radiator

**Bathroom** Modern white suit comprising panelled bath with shower over, pedestal wash basin, WC, radiator, tiled to water sensitive areas. Boiler cupboard off with wall mounted Worcester gas fired boiler which provides for central heating and domestic hot water.

**Externally** Side arch access with door to front, which is shared with the neighbour. Paved paths lead to seating area to the rear, workshop, steps lead to garden with access paths and hard standing suitable for second Workshop/stores, etc

**Tenure** Freehold with Vacant Possession upon Completion of the Purchase.

**Services** Mains electricity, water and drainage are connected to the property. Gas fired central heating. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

**Outgoings** Council tax band (B).

**Viewings** STRICTLY By prior arrangement with the selling agents Aberystwyth office on 01970 625 020

**Negotiations** All interested parties are respectfully requested to negotiate direct with the Selling Agents.

**Directions** From Aberystwyth proceed North along the A487 for approximately 6 miles to the village of Talybont. The property can be found on the left hand side opposite the Chemist.

**Energy Performance Certificate** A full copy of the EPC is available on request

**Website** To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://www.morrismarshall.co.uk) Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

**Ref:** Aberystwyth Office: Tel: 01970 625 020  
Ref: A19.003 Date: 31/01/19

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