



4 Bedroom Detached Bungalow
Gwynfryn
Talybont, Ceredigion. SY24 5EA

ASKING PRICE: £365,000
www.iestynleyshon.com



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This extended and improved bungalow also offers first floor bedrooms and bathroom facilities. It occupies a pleasant plot surrounded by fields and overlooks the popular village of Talybont which offers comprehensive range of everyday amenities to include school, shop place of worship and public house. There is a regular bus service to Aberystwyth and Machynlleth both 9 miles equal distance. The golden sands of Borth and Ynyslas lies some 3 mile distance. There are a number of walking trails in the immediate vicinity to ramble through woodlands and the tops of the Cambrian Mountain ranges. The The original bungalow was built some 70 years ago traditional brick walls with rendered external elevations. A later modern day extension has been provided. The main walls support a pitched roof laid with slate. Windows are mainly of Upvc double glazed type.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The property is well maintained and presented.

Ground Floor

Recess storm porch with painted timber front entrance door with leaded lights leading to:

Hall

With twin power point BT point Panel radiator and door to:

Lounge 3.77m x 3.71m

Currently used as the main bedroom. Bay window to front. Double panel radiator. Three twin power points.

Front Bedroom 3.65m x 3.65m

With bay window to front. Double panel radiator. Four twin power points. TV Point.

Music Room 3.60m x 3.20m

With window to side with views of Talybont village. Spindle staircase to first floor. Double panel radiator Three twin power points.

Bathroom

With white suite comprises of panel bath with electric Triton shower unit above. Low flush WC. Pedestal wash hand basin. Chromium towel radiator.

Sitting Room 3.60 m x 3.57m

With window to side. Solid fuel stove fire. Double panel radiator. Five twin power points TV point BT point. Door to:

Kitchen/Breakfast Room 3.80m x 3.55m

Range of modern fitted cupboards comprise of two integral fridges and dishwasher. Six base cupboards, two corner cupboards. Four drawer cupboards. Nine walls cupboards. Work tops above incorporating sink with rinse bowl.

Utility/Rear Entrance Hall 3.73m x 2.65m

With door to outside, window to rear. Plumbing for automatic washing machine. Four base cupboards, Three drawer cupboards. Work tops above incorporating single drainer sink.

Toilet

With low flush WC panel radiator extractor fan.

First Floor

Approached by easy rise staircase to landing with velux roof window adding natural light and doors to:

Front Bedroom 3.09m x 2.20m

With velux roof window to front. eaves storage space Twin power points.

Other front bedroom 4.81m x 2.90m

With velux roof window to front. Three twin power points. Panel radiator. BT point.

Walk in Airing cupboard.

Shower Room

With Shower cubicle. Low flush WC. Vanity wash hand basin.

Rear Bedroom 4.81m x 2.73m

With window to rear and velux sky light adding natural light. Four twin power points TV point.

Outside

Mainly lawn garden to front side and rear. Tarmac driveway to side.

Services

Main electric and water. Private drainage. Oil fired central heating system. Council Tax Band ?

General

This is an excellent opportunity of purchasing a detached property in a rural location yet conveniently located to the main road between Talybont village and Aberystwyth. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

