EVANS BROS.
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3 Aeron Court, Talsarn, Lampeter, Ceredigion, SA48 8QT

Asking Price £244,950

Nestled in the charming village of Talsarn, Lampeter, this character cottage offers a perfect blend of rustic charm and modern convenience. The property boasts deceptively spacious accommodation, featuring three well-proportioned bedrooms and two bathrooms, making it an ideal home for families or those seeking extra space.

The interior of the cottage is thoughtfully designed, showcasing a rustic style that is both inviting and warm. The modern conveniences ensure that you can enjoy contemporary living while still appreciating the unique character of the home.

Outside, the property is complemented by easy-to-maintain gardens and grounds, providing a lovely outdoor space for relaxation or entertaining. Additionally, a garage offers practical storage solutions or the potential for a workshop.

Situated in the popular Aeron Valley, Talsarn is conveniently located for easy access to both Lampeter and Aberaeron, making it an excellent choice for those who appreciate village life while still wanting to be close to local amenities. This property is a wonderful opportunity to embrace a tranquil lifestyle in a picturesque setting.

LOCATION



Located in the popular Aeron Valley Village of Talsarn, with the Viillage of Felinfach only being 1.5 miles away, providing easy access to Primary School, Shop/Post Office, Petrol Service Station/Convenience Store, Public House and Places of Worship. Within 5 miles distance from the University Town of Lampeter, 9 miles inland from the Harbour Town of Aberaeron and within half an hour's drive to the University Town of Aberystwyth and an hour to Carmarthen. This property is set in a peaceful village with ease of access to all local amenities.

DESCRIPTION



A deceptively spacious 3 bedroom and 2 bathroom barn conversion that is both rustic and charming with modern convenience. This generously sized property offers family sized living accommodation featuring a kitchen/diner, large living room and sun room. This beautiful property benefits from oil fired central heating, double glazing and good Broadband connectivity.

RECEPTION HALL

27'1" x 5'10" (8.26m x 1.78m)

With slate effect tiled flooring, staircase to the first floor, built-in store/meter cupboard and radiator.

KITCHEN/DINER

4'8 x 14'7 (1.42m x 4.45m)



Comprising of an slate effect tiled flooring, Oak fitted kitchen featuring a range of wall and base units with work surface, 1 1/2 sink and drainer unit with mixer tap, Stoves electric cooker and extractor hood, integrated dishwasher, tumble dryer and washing machine, radiator.

UTILITY CUPBOARD/PANTRY

With slate effect flooring a Worcester oil fired boiler and integrated shelving.

CLOAKROOM

Tiled floor, W.C, Wash hand basin with incorporated vanity unit.

LIVING ROOM

24'6 x 14'9" (7.47m x 4.50m)



With slate effect flooring a feature fireplace housing an electric wood burning effect stove, opening through to the Sun Room. This large a room would be perfect for entertaining purposes or larger families,

SUN ROOM
14'9x8'5 (4.50mx2.57m)



Radiator, spot lighting. A Perfect area for peace and respite, with large picture windows, second entrance door, This versatile area could be used as additional living space, office space, a boot room, the possibilities are endless!

CONSERVATORY
13'2x4'7 (4.01mx1.40m)



Complete with tiled flooring, exposed stone walls, UPVC door to courtyard garden.

FIRST FLOOR

LANDING AREA
With velux windows, beautiful exposed A FRAMES and spotlights.

BATHROOM
11'3x8'2 (3.43mx2.49m)





with raised antique style roll top bath, W.C, wash hand basin, shower cubicle, spot lighting, tiling to walls and floor, radiator and Velux window, access to the loft space.

BEDROOM 1
16'2x10'10 (4.93mx3.30m)



Triple aspect UPVC windows and radiator.

EN-SUITE
With tiled flooring, tiled shower cubicle, wash hand basin, W.C, exposed beams and Velux roof window, radiator.

BEDROOM 2
9'7x8'4 (2.92mx2.54m)
With radiator, feature exposed beams and Velux window.

BEDROOM 3
20x16'3 (6.10mx4.95m)



Dual aspect UPVC windows, two radiators, exposed 'A' framed beams.

GARDEN



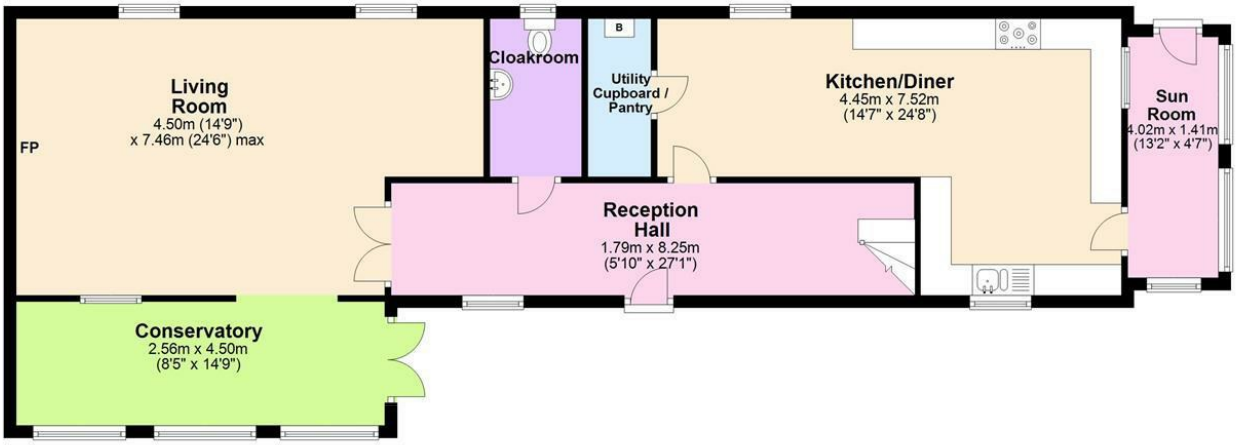
An attractive paved courtyard area lying directly to the rear of the property providing fantastic outdoor space, providing ample parking area. External twin sockets outside powering the security floodlight and fountain. The Yard also contains a very useful large timber framed shed.

GARAGE
19'9x10 (6.02mx3.05m)
Located behind the property with up and over door. Please note that the Garage is across the lane and opposite the house. Conversion of the garage to workshop (except for own domestic use) would be subject to planning permission.

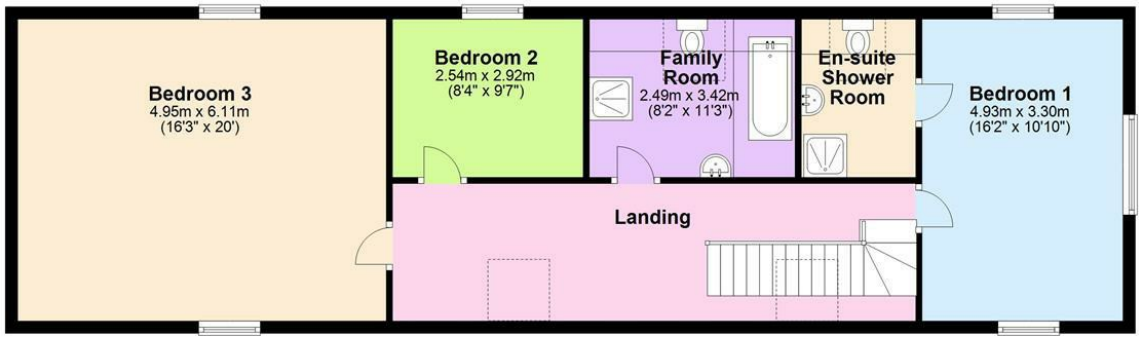
COUNCIL TAX
BAND E = £2,957 approx per year

SERVICES
Mains Water, mains electricity, oil fired central heating and mains drainage. Fibre broadband available.

Ground Floor



First Floor

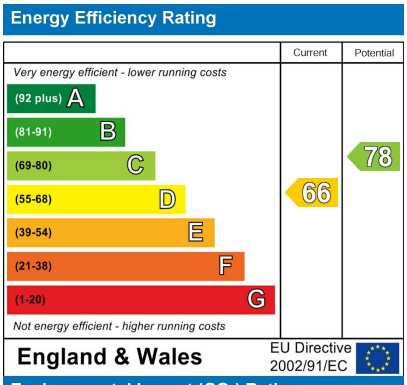


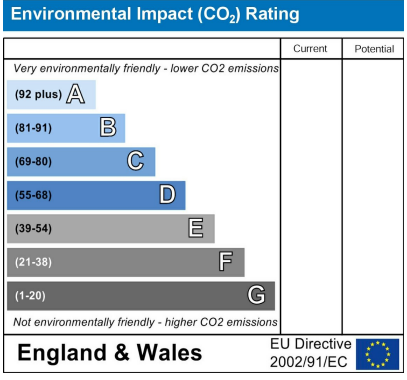
Total area: approx. 187.9 sq. metres (2022.9 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

3 Aeron Court, Talsarn, LAMPETER







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