



1 Penrhiw,  
Talybont Ceredigion SY24 5EB  
Guide price £227,000



## A lovely 3 bedoomed semi detached

cottage in a popular residential village with off road parking and garden.

The property has been well looked after and is worthy of inspection. 1 Penrhiw is situated just off the main A487 road in the village of Talybont. The village having a great range of local amenities to include general stores, garage, public houses and primary school.

The university and market town of Aberystwyth is some 7 miles to the south and the market town of Machynlleth is some 11 miles to the north. There is a regular bus service to both these towns which have a good selection of both social, leisure and educational facilities. The coastal villages of Borth and Ynyslas are also nearby.

## TENURE

Freehold.

## SERVICES

Mains electric, water and drainage

Oil fired central heating

## VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com). Strictly adhering to Covid-19 regulations.

1 Penrhiw provides for the following accommodation. All images have been taken with a wide angle lens digital camera.

## FRONT ENTRANCE DOOR to

## DINING ARFEA

14'8 x 8'3 (4.47m x 2.51m)



Currently used as a reception area but could also be useful as a second sitting room.

With window to fore, radiator, wooden flooring, stairs to first floor accommodation and doors to

## LIVING ROOM

14'8 x 10'8 (4.47m x 3.25m)



A multi fuel burner on slate hearth with wooden beam above, exposed wooden beams on ceiling, wooden flooring, window to fore and radiator.

## KITCHEN / DINING ROOM

7'7 x 10'8 (2.31m x 3.25m)



## KITCHEN



Comprising base and eye level units with stainless steel sink, splashbacks, appliance spaces, extractor fan and window to rear.

Exposed wooden beams and spotlights.

Opening to dining area.

## BREAKFAST AREA

8'2 x 8'7 (2.49m x 2.62m)



With windows to rear, velux window, radiator and stable door/windows to side.

## FIRST FLOOR ACCOMMODATION

### HALF LANDING

## BATHROOM

5'7 x 5'8 (1.70m x 1.73m)



Comprising panelled bath with shower over, extractor fan and tiled surrounding walls.

Wash hand basin, obscured window to rear, radiator and wooden flooring.

## SEPARATE WC



With wc, wooden flooring and obscured window to rear.

## OFFICE/BEDROOM 3

7'8 x 6'9 (2.34m x 2.06m)



With window to rear, shelving and radiator.

## BEDROOM 2

8'5 x 12 (2.57m x 3.66m)



With radiator and window to fore. Spotlights.

## MASTER BEDROOM

13 x 11 (3.96m x 3.35m)



## WALK THROUGH DRESSING AREA

7'7 x 7'7 (2.31m x 2.31m)



With radiator and window to fore.  
Access to

## BEDROOM AREA



With radiator, window to fore and rear.

Spotlights.

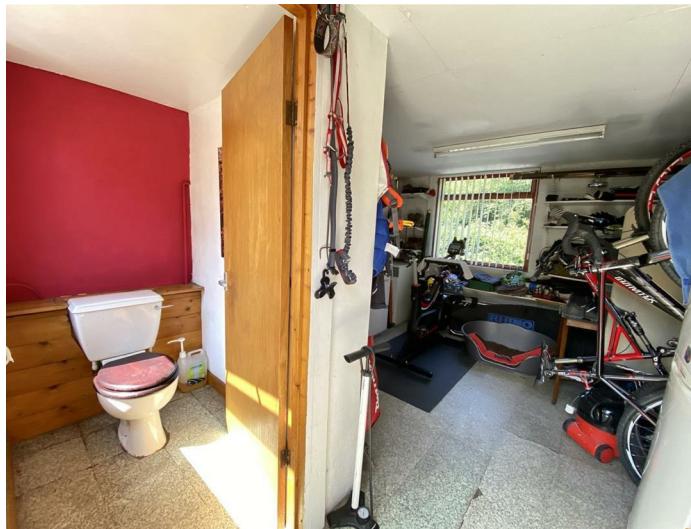
## LOFT SPACE

Spacious storage area.

## EXTERNALLY

## UTILITY/STORAGE

13 x 11 (3.96m x 3.35m)



With wc. Appliance spaces, boiler, shelving and window to fore.



Log Store.

Steps up to

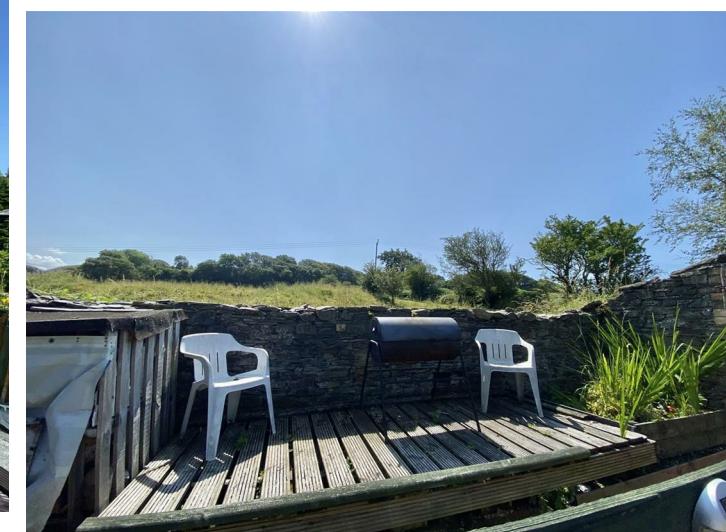
## DECKING SEATING AREA



## PATIO AREA

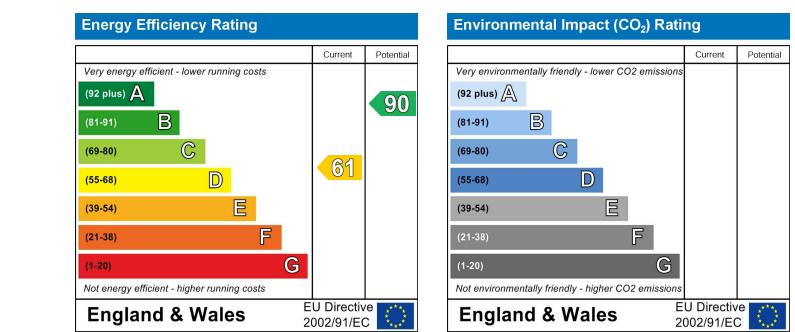
With garden shed and seating areas.

## REAR DECKING



With log store and seating area.





16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

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