



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



A lovely 3 bedroomed 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

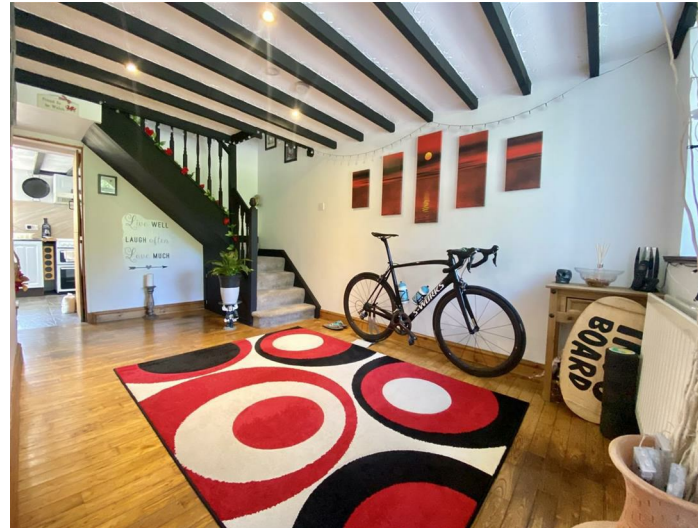
Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com. Strictly adhering to Covid-19 regulations.

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

FRONT ENTRANCE DOOR to

DINING AREA

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.

DECKING SEATING AREA



PATIO AREA

With garden shed and seating areas.

REAR DECKING



With log store and seating area.



Log Store.

Steps up to



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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