

3 Tyrrel Place,
Talybont SY24 5HA
Guide price £245,000

ALED ELLIS

A wonderfully presented Grade 2 Listed 3/4 bedroomed terraced house in the heart of the village with garden and parking.

3 Tyrrel Place is the perfect blend of new and old, filled with character yet modernised well. A superb opportunity for first time buyers or as a family home. The well laid out accommodation is highlighted on the floor plan.

The property is situated on the main thoroughfare and is convenient to the nearby local amenities to include general stores, primary school, garage and public house. The University and market town of Aberystwyth is 7 miles or so travelling distance to the south and Machynlleth is 11 miles due North. There is a bus service to both the aforementioned towns.

Tenure
Freehold.

Council Tax
Band B

Services
Mains electric, water, gas and drainage.

Viewing
Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

Money Laundering Regulations
Successful parties will be required to Provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Land Transaction Tax
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

Front Entrance Door into

Reception Hallway
With stairs to first floor accommodation and door through to

Living Room
12'2 x 12'2 (3.71m x 3.71m)



A bright and spacious living area with sash window to fore, radiator, shelving built into alcove and burning stove on slate hearth with wooden beam above (not currently connected).



Door through to

Kitchen
10'7 x 15'7 (3.23m x 4.75m)



Comprising a modern L shaped fitted kitchen with wood effect worktop above, stainless steel sink with mixer tap, integrated double oven, dishwasher, unit housing central heating boiler, electric hob with extractor fan hood over. Sash window to rear, radiator and stairs down to



Lower Ground Floor

Utility Room
9'10 x 8 (3.00m x 2.44m)



With appliance spaces, units with worktop over and stainless steel sink with mixer tap. Radiator and door through to

Showeroom



Comprising wc, wash hand basin, corner step in shower cubicle with panelled surround, extractor fan and heated towel rail.

Lower Ground Bedroom / Sitting Room
14'10 x 10'10 (4.52m x 3.30m)



With fitted wardrobes/storage cupboard, radiator, window to rear and external door to rear. Under stairs storage cupboard.



First Floor Accommodation

Landing



With radiator and doors through to

Bathroom



Comprising a P shaped bath with shower & screen over, wc and wash hand basin fitted in vanity unit. Sash window to rear, tiled splashback tiles and extractor fan.



Bedroom 1
12'2 x 9'7 (3.71m x 2.92m)



A good sized double bedroom with sash window to rear and radiator.

Bedroom 2
10'8 x 9'7 (3.25m x 2.92m)



Another comfortable sized double bedroom with sash window to fore and radiator.

Bedroom 3
7'5 x 6'4 (2.26m x 1.93m)



Single bedroom/office with sash window to fore and radiator.

Externally



There is vehicular and pedestrian access to the rear with ample parking and spacious lawned garden. There are also steps directly down to the lower ground floor.



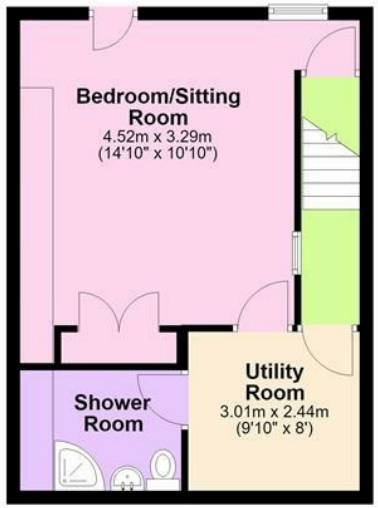




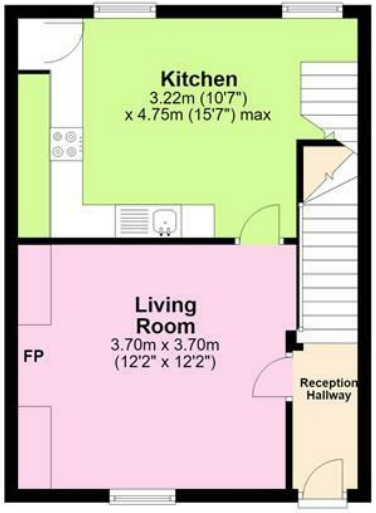
Directions

From Aberystwyth take the A487 coastal trunk Road up Penglais Hill to Talybont. The property is denoted by a for sale board on the right hand side just before the garage.

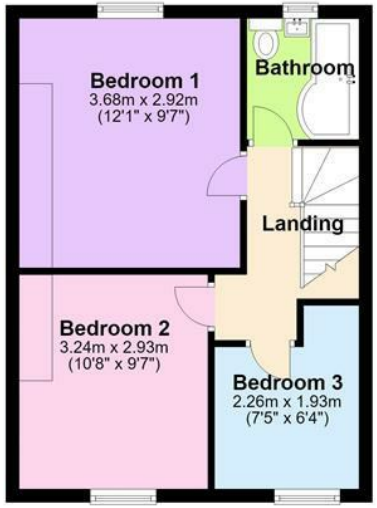
Lower Ground Floor



Ground Floor



First Floor

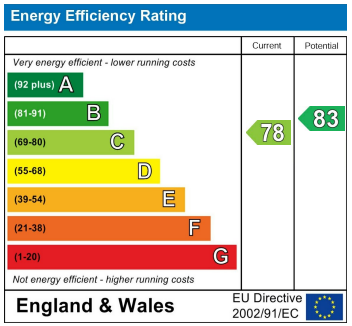


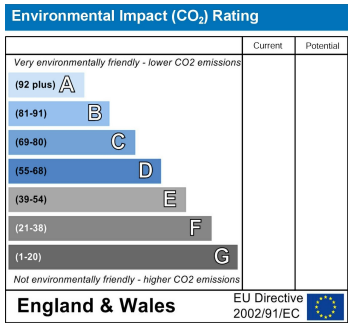
Total area: approx. 132.1 sq. metres (1422.0 sq. feet)

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.

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