

MSPROPERTIES ESTATE AGENCY

Anwylfa, Talybont, SY24 5HF

GUIDE PRICE £280,000

FOR SALE / AR WERTH



Property Features:

- Detached Bungalow
- Private Plot
- Outskirt of village
- Car Port
- Gas Fired Central Heating
- 3 Bedrooms
- Freehold
- Viewing Recommended

Description

SUMMARY

A detached 3 bedroom bungalow set within a private plot on the outskirts of the popular commuter village of Talybont. 9 Miles North of Aberystwyth and 3 miles to the sandy coastline at Ynyslas.

DESCRIPTION

This is an excellent opportunity of purchasing a detached bungalow in a village location set within a private plot. The village of Talybont offers a primary school, Shop, Garage Place of worship public house and regular bus service to the University town of Aberystwyth 9 miles South and the Market town of Machynlleth 9 Miles North. The sandy beaches of Ynyslas and Borth lie some 3 miles distance. the bungalow is well maintained and offers good size room ideal for couples or families. The property was built c1979 of concrete panel walls which support a pitched roof laid with concrete interlocking tiles. Windows are of replacement Upvc double glazed units and doors. The property lies on the outskirts of the village set within a mature private plot with established trees and flowering shrubs.

Floor Plan

Front Entrance Door:

Porch mainly built of lower block walls with Upvc double glazed upper parts. Upvc entrance door leading to:

Reception Hall:

Panel radiator, Telephone point.and doors to:

Lounge: 3.37m (11'1") x 5.21m (17'2")

With picture window to front with low level sill with pleasant aspect of front garden and other window to side adding natural light. Morso solid fuel stove fire.Three twin power points single power point. Double panel radiator.

Kitchen/Dining Room: 5.22m (17'2") x 2.63m (8'8")

With range of modern fitted units comprise of six base cupboards ,seven drawer cupboards, four wall cupboards. Glass display unit. Work tops incorporating single drainer sink. Double panel radiator, two single power points. Four twin power points. Cooker control with power point.

Utility: 1.69m (5'7") x 2.08m (6'10")

With Upvc door to outside rear. Wall mounted Worcester gas fired boiler which heats hot water and central heating.

Front Bedroom: 3.20m (10'6") x 3.04m (10'0")

With window to front. Panel radiator. Twin power point. Mirror fronted fitted wardrobes.

Main Bedroom: 3.92m (12'11") x 3.22m (10'7")

With window to front. Panel radiator, telephone point, Two twin power points Television point.

Rear Bedroom: 3.73m (12'3") x 2.78m (9'2")

With window to rear. Panel radiator, Twin and single power point.

Bathroom:

With large shower cubicle with Triton electric shower unit above Pedestal wash hand basin. Low flush WC Panel radiator. Shaver point.

Outside:

To front Galvanised double vehicular gated entrance with loose gravelled driveway offering turning and parking area leading to Car Port. The garden extends to front side and rear and i an established garden with flowering shrubs and



trees. Ideal wildlife habitat garden with small water feature.

Services:

Mains Electric, Gas, Water and Drainage. Gas fired central heating system. Council Tax Band D.

General:

An excellent opportunity of purchasing a well presented bungalow residence close to good local amenities in a popular commuter village and close to the sandy beaches of Borth and Ynyslas.

Viewings:

All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

Important Information:

ANTI-MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing on the sale.



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	