



Maesglas Uchaf, Talybont

Talybont

Guide Price £535,000



Maesglas Uchaf

Talybont, Talybont

Charming 4-bed detached cottage with mesmerising views in rural setting. Cosy wood burner, farmhouse kitchen, and exclusive location. Serene retreat with captivating estuary vistas. Charm & comfort.

Council Tax band: D

Tenure: Freehold

- incredible views
- characterful
- unique location



Entrance Porch

Kitchen/Sitting Room

19' 8" x 17' 6" (6.00m x 5.33m)

Sun Room / Rear Reception Room

16' 5" x 7' 5" (5.00m x 2.25m)

Inner Hall

8' 10" x 9' 2" (2.70m x 2.80m)

Staircase 1

From Sitting/Kitchen Room to:

Bedroom 5/ Studio

19' 4" x 17' 6" (5.90m x 5.33m)

A Frame Roof - potential for Main Bedroom or large Roof

Studio - excellent space

Ground Floor Bedroom 3

9' 8" x 8' 0" (2.94m x 2.44m)

Ground Floor bedroom 4

9' 1" x 7' 4" (2.78m x 2.24m)

Ground Floor Bathroom

9' 2" x 7' 5" (2.80m x 2.25m)

Staircase 2

leading to first floor bedrooms 1&2

Bedroom 1

17' 5" x 9' 2" (5.32m x 2.80m)

Presently used as an office with Spectacular Window overlooking estuary

Bedroom 2

11' 6" x 9' 2" (3.50m x 2.80m)

presently used as store room - could be an ensuite to bedroom 1

Front Gardens

Parking, long driveway, large deck area to front with incredible views





GARDEN

The views at the property are one of the unique features of Maesglas with far reaching and elevated views over the Dyfi Estuary.

GARDEN

Spectacular gardens with far reaching views across the hills towards the Dyfi Estuary,

DRIVEWAY

4 Parking Spaces

Long driveway to the property







Fine and Country West Wales & Pembrokeshire / Homes of Wales

The Gallery Station Approach, Alexandra Road, Aberystwyth - SY23 1LH

01974 299055 • westwales@fineandcountry.com • www.fineandcountry.co.uk/west-wales-estate-agents