









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

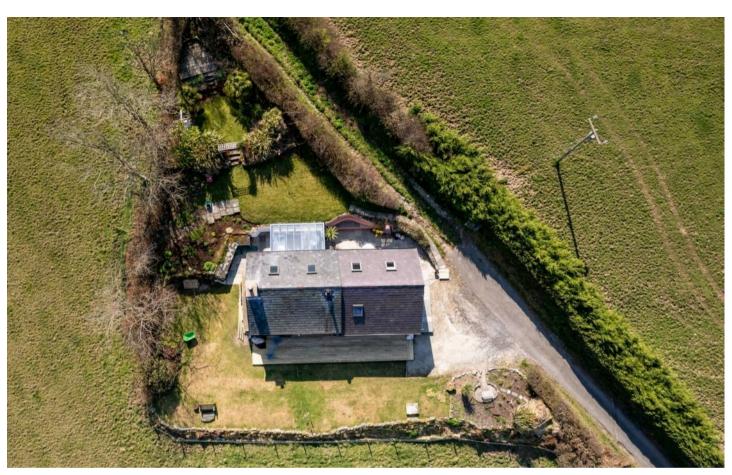
Bedroom 2

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











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