

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Penpistyll Talgarreg, Llandysul, Ceredigion, SA44 4EP

Offers Based On £325,000

An appealing rural COTTAGE enjoying far reaching views over open country side with a detached 3 bedroomed house, garage, kennel/workshop and paddock, in all approx. 1.5 acres. AN IDEAL STARTER SMALLHOLDING !

Located on the outskirts of the popular rural community of Talgarreg close to Aberaeron, Lampeter and Llandysul and convenient to the Ceredigion coastline.

Location



Adjoining the Talgarreg to Pontsian Roadway in rural surroundings with attractive views this property is close to Talgarreg, a popular rural community with primary school, public house and restaurant and also convenient to the larger towns of Aberaeron, New Quay, Lampeter and Llandysul.

Description



The house is a detached property that has been extended with Upvc double glazing and oil fired central heating

Hall/study area

14' x 12'4 (4.27m x 3.76m)



Front entrance door to spacious hall/study area with doors to each reception room and stairs to first floor.

Sitting Room

14' x 10' (4.27m x 3.05m)



Front and side windows, fireplace with wood burning stove on a slate hearth.

Living Room

14'3 x 14' (4.34m x 4.27m)



An attractive light room with laminated floor covering and French doors to rear, having attractive views.

Rear Hall

With side door and doors to kitchen and bathroom

Kitchen

15'8 x 9'8 (4.78m x 2.95m)



With tiled floor and fitted units with worktop, sink unit, oven, hob and fitted fridge

Bathroom

10'8 x 7'10 (3.25m x 2.39m)



A large room with tiled floor and designed as a wet room with shower, bath, wash basin and toilet. Lined walls, heated towel rail.

First Floor

stairs from hall to landing

Bedroom 1

14'2 x 14'2 (4.32m x 4.32m)



Rear window enjoying far reaching views and Velux roof window. Laminated floor

Bedroom 2

13'10 x 6'7 plus recess (4.22m x 2.01m plus recess)



Front window

Bedroom 3

13'10 x 10 (4.22m x 3.05m)

Front window

Externally

Side driveway to each side of the house providing off road parking, rear paved patio and a sloping grassed area leading to the paddock via a range of steps.

Kennel Range/Workshop

27'8 x 9'8 overall (8.43m x 2.95m overall)



with 11 internal pens and access to 4 external runs. In our opinion this could be converted into a useful workshop etc.

Garage

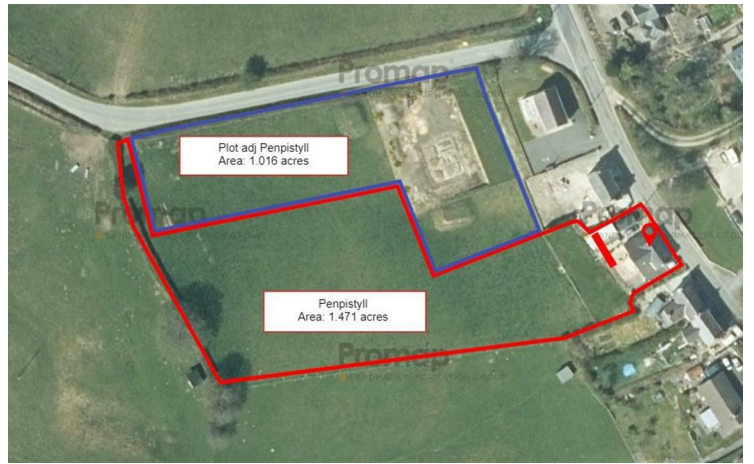
Detached single garage to side

Land



To the rear is a useful paddock with separate roadside access to a side lane.

Services



We are informed the property is connected to mains water, electricity and private drainage. Oil fired heating

Council Tax

Band C £1696 (mycounciltax.org)

Directions

From Aberaeron take the A487 South through the villages of Llwynceilyn and Llanarth continue to Synod Inn, turning left then left again onto the Talgarreg road, continue to the village of Talgarreg proceeding for approximately 1 mile and the property can be found on the right hand side as identified by the agents For Sale board.

What3words - ties.prominent.slack

Optional Plot



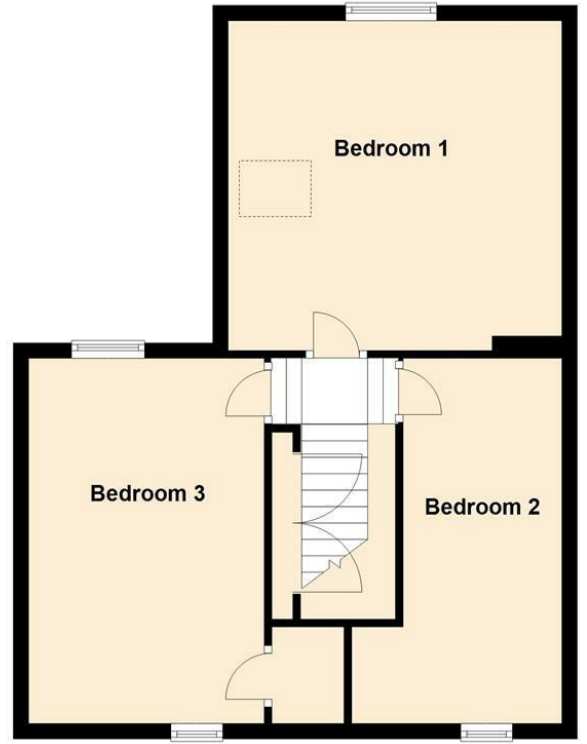
Located to the rear of the property (but not overlooking it) is a building plot with planning consent for a modern 3 storey house set in approx 1 acre - Guide price £150,000

Footings have been laid and conditions discharged to preserve the planning consent.

Ground Floor



First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	48
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



39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.