



**Gelli Deg , Taliesin**  
**Machynlleth Powys SY20 8JH**  
**Guide price £245,000**



A detached 3 bedroom bungalow with vehicle access situated in the centre of the village.

The timber frame bungalow has fine views to the fore over open countryside towards Borth. Gelli Deg is sold with the benefit of a vehicle right of way to the fore approached to the side of adjoining properties. There is a large garden included in the sale as highlighted on the attached plan.

Gelli Deg is double glazed and is heated by electric radiators.

Local amenities are available at the nearby villages of Tre Ddol and Talybont to include general stores, public houses and primary school. The university town of Aberystwyth is some 8 miles also to the South and Machynlleth some 10 miles to the North. There is a regular bus service to both the aforementioned towns. The coastal resorts of Borth and Ynyslas are also within a short travelling distance.

#### TENURE

Freehold

#### SERVICES

Mains electricity, water and drainage are connected.

#### COUNCIL TAX

Band D

#### VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Gelli Deg provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

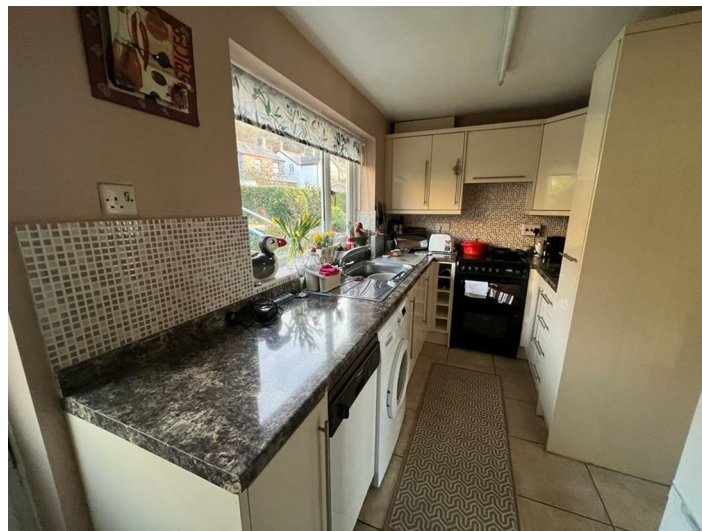
#### FRONT ENTRANCE DOOR TO

#### RECEPTION HALLWAY

with part laminated floor, access to roof space, electric radiator and storage cupboard. Door to

#### KITCHEN

6'7 x 14'1 (2.01m x 4.29m )



comprising single drainer stainless steel sink unit with mixer tap, base and eye level units. Appliance spaces with plumbing for automatic washing machine and dishwasher. Airing cupboard, part tiled walls, cooker point and tiled floor. Window and door to fore.

#### LIVING ROOM

11'2 x 19'1 (3.40m x 5.82m )



Fireplace with slate hearth, electric radiators, windows to fore and rear.

#### INNER HALLWAY

with doors to

### BEDROOM 1

9'3 x 11'3 (2.82m x 3.43m )



with mirrored fitted wardrobes extending along one wall, electric radiator and window to fore.

### BEDROOM 2

9'1 x 10' (2.77m x 3.05m )



with window to rear.

### SHOWER ROOM



comprising large shower cubicle with Mira shower, WC and wash hand basin set in bathroom furniture. Part splash backs and obscured window to rear.

### BEDROOM 3

9'4 x 10'3 (2.84m x 3.12m )

with electric radiator and window to fore.

### EXTERNALLY

Vehicular access to fore (To the side of the adjoining properties) leading to the vehicular hard standing.

Raised decked area with fine views, adjoining lawn.

### USEFUL STORE ROOM/ OFFICE

13'2 x 8'5 (4.01m x 2.57m )

with French door to fore and window to side.

### ADJOINING GARDEN SHED

7' x 8'8 (2.13m x 2.64m )

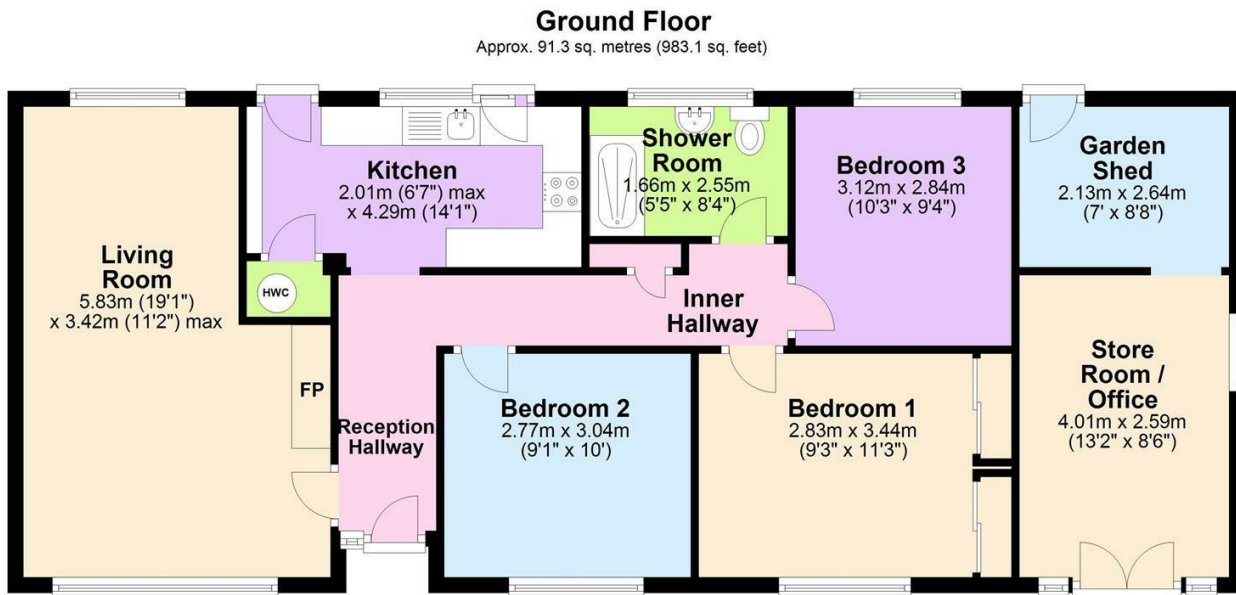
with door to rear garden.

Well stocked rear garden with pedestrian access.

### DIRECTIONS

Take the A487 coastal trunk road North up Penglais Hill for 8 miles to Taliesin. At the village, turn left just after the lay by (also on your left) and proceed to the front of the bungalow.





Total area: approx. 91.3 sq. metres (983.1 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Gelli Deg, Taliesin, MACHYNLLETH**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>84</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>84</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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