



3 Tyrrel Place, Talybont
Aberystwyth Ceredigion SY24 5HA
Guide price £135,000



Located in the heart of this popular village, a terraced traditional Grade 2 Listed 3 bedroomed house in need of full modernisation

The accommodation is on the ground and first floor with an undeveloped lower ground floor with adequate headroom to provide for additional accommodation. The current layout is highlighted on the attached floor plan.

All amenities are nearby to include general stores, garage and primary school. The University and market town of Aberystwyth is 7 miles or so travelling distance to the south and Machynlleth is 11 miles to the north. There is a bus service to both the aforementioned towns.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

Mains electricity, water and drainage are connected.

VIEWING

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

3 Tyrrel Place 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 electric storage heater, stairs to 1st floor accommodation and door to

LIVING ROOM

12'2 x 12'2 (3.71m x 3.71m)
fireplace with room heating range which heats the domestic hot water, electric heater, recessed cupboard to side, tiled floor and window to fore.

KITCHEN/ DINING ROOM

10'7 x 15'3 (3.23m x 4.65m)



comprising single drainer sink unit with mixer tap. Base units with fridge/ freezer and electric oven (as seen). High-level units, tiled floor, electric heater, cooker point and window to rear. Steps to

LOWER GROUND FLOOR

ROOM 1

13'5 x 14'5 (4.09m x 4.39m)
with the original fireplace, Belfast sink, door window to rear.

ROOM 2

10'1 x 16'9 (3.07m x 5.11m)

FIRST FLOOR ACCOMMODATION

LANDING

with access to roof space and radiator. Doors to

BEDROOM 1

6'4 x 7'5 (1.93m x 2.26m)

with window to fore

BEDROOM 2

9'7 x 10'8 (2.92m x 3.25m)



with radiator and window to fore.

BEDROOM 3

9'7 x 12'1 (2.92m x 3.68m)



with radiator and window to rear.

SHOWER ROOM

5'9 x 5'2 (1.75m x 1.57m)

comprising Mira shower, wash hand basin and WC.

EXTERNALLY



Shared side access to rear garden which is level in nature.

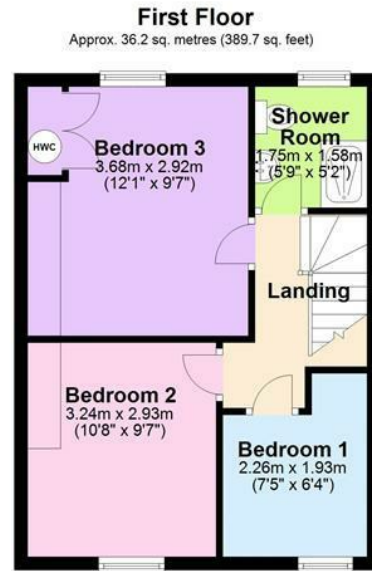
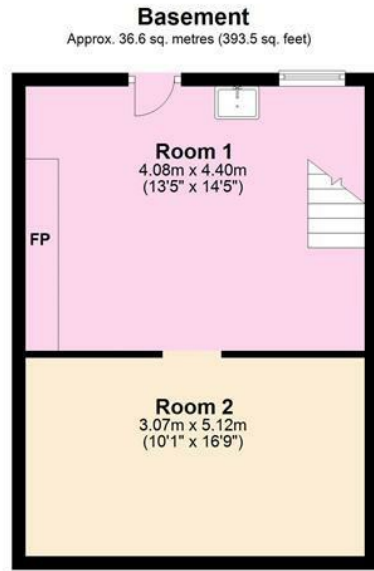
The property enjoyed the usage of access to the rear which is supported by statements from the personal representative of the late owner.



DIRECTIONS

(SN 65508 89385)

From Aberystwyth take the A487 coastal trunk Road North up Penglais Hill to Talybont. The property is denoted by a for sale board on the right hand side just before the garage.



Total area: approx. 110.2 sq. metres (1185.8 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

3 Tyrrel Place, TALYBONT



| 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 | | | |
| | | 36 | 72 |
| 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 | | |

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