



**Glannant , Taliesin**  
**Machynlleth Powys SY20 8JH**  
**Guide price £385,000**





A sizeable detached 4/5 bedroomed bungalow set in beautiful spacious grounds with ample vehicle hard standing, garage and superb views! A prime family home! The accommodation is multi purpose as highlighted on the floorplan.

The village of Taliesin is situated some 8 miles or so due north from the university and market town of Aberystwyth. Local amenities are available at the near by village of Tre-ddol to include cafe/general stores and public house. There is a primary school a mile or so due south at Talybont.

There is a regular bus service from Taliesin to Aberystwyth and Machynlleth to the north and in addition the coastal resorts of Borth and Ynyslas as within relatively short travelling distance.

Glannant is in a private yet convenient location, although the property is in some need of some modernisation four out of the 5 bedrooms and the hallway have been recently re-decorated and carpeted and the remainder has great potential to be a lovely family home. The oil fired central heating boiler and tank was also recently replaced in 2024. The property also benefits from being vacant and chain free. The large garden with ample parking is also worthy of inspection.

**TENURE**

Freehold

**SERVICES**

Mains electric & water connected. Oil fired central heating. Mains drainage.

**VIEWING**

Strictly by appointment only made through the sole selling agents Aled Ellis & Co, 16 Terrace Road, Aberystwyth. 01970626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

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

**Reception Hall**

11'11 x 8'4 (3.63m x 2.54m)



With radiator, laminate wood effect flooring and door through to

**Living Room**

23'5 x 15'11 (7.14m x 4.85m )



A spacious lounge with large windows to both sides and to the fore, feature fireplace with brick surround and radiators. Outstanding views to appreciate.

**Inner Hallway**

Archway openings to

**Kitchen**

13'5 x 13'4 (4.09m x 4.06m )



A large kitchen comprising an L shaped fitted kitchen with range of base and eye level units, double stainless steel sink with mixer tap, 3 windows to side, laminate wood effect flooring, tiled splashbacks, radiator and spotlights.

**Dining Room**

12'4 x 6'11 (3.76m x 2.11m )



With window to side.

**Office/Bedroom 5**

12'3 x 10' (3.73m x 3.05m )



With window to side and radiator. A superb home office/study space.



**Utility Room**  
12'4 x 9'5 (3.76m x 2.87m )



With base level units, appliance spaces, tiled walls and flooring and stainless steel sink. Glazed door to external side. Door to

**Sperate WC**  
With wc and wash hand basin.

**Boiler Room**



With oil central heating boiler.

**Bedroom 1**  
18'3 x 11'6 (5.56m x 3.51m )



With window to fore, built in wardrobes and radiator.

**Bedroom 2**  
14'1 x 9'9 (4.29m x 2.97m )



With built in wardrobe, window to rear and radiator.





### Bedroom 3

18'2 x 11'3 (5.54m x 3.43m )



Window to side, radiator and built in wardrobes.

### Bedroom 4

14'2 x 9'8 (4.32m x 2.95m )



Window to rear and radiator.

### Bathroom

9'9 x 9'8 (2.97m x 2.95m)

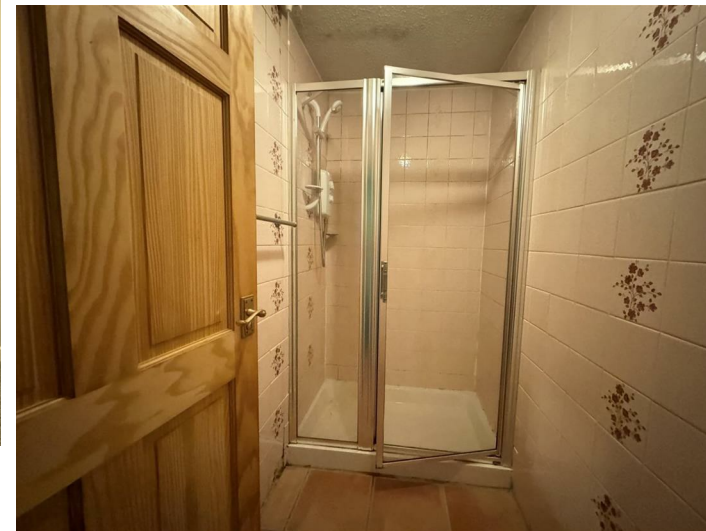


Comprising low level flush WC, wash hand basin, bath,

heated towel rail, radiator, tiled walls and flooring and obscured window to rear.

### Separate Shower Room

6'9 x 3'8 (2.06m x 1.12m )



With Triton electric shower cubicle, extractor fan, tiled walls and flooring.

### Attached Garage

18'4 x 11'3 (5.59m x 3.43m )

With electricity connected, window to side and up & over garage door.

### Basement

23'7 x 16'3 (7.19m x 4.95m )

With electricity connected, window to side and opening through to

### Externally

Direct access to dog friendly woodland walking trail.

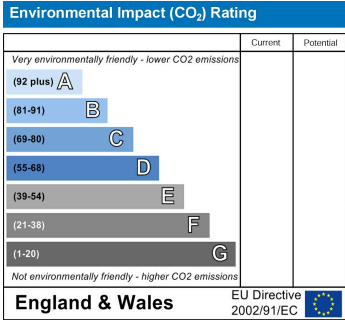
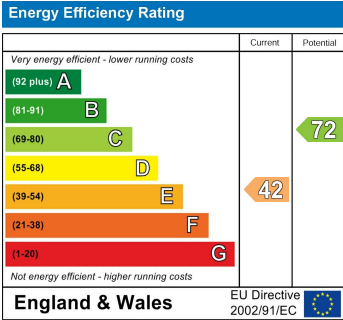






**Glannant, Taliesin, Machynlleth, SY20 8JH**

Approximate Gross Internal Area = 212.8 sq m / 2291 sq ft  
Garage = 19.3 sq m / 208 sq ft  
Basement = 110.2 sq m / 1186 sq ft  
Total = 342.3 sq m / 3685 sq ft



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