



**ALED
ELLIS**

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**Arosfa , Talybont
Aberystwyth Ceredigion SY24 5EZ
Guide price £185,000**

A modernised 2 bedrooomed centrally heated and double glazed traditional terraced cottage located in the heart of the village with rear garden (EER 69)

FOR SALE BY PRIVATE TREATY

A modernised 2 bedrommed centrally heated and double glazed traditional terraced cottage located in the heart of the village with rear garden known as

AROSFA
TALYBONT
ABERYSTWYTH
CEREDIGION
SY24 5EZ

Arosfa is well worthy of inspection as the property is well presented throughout providing for 2 bedrommed accommodation. To the rear there is a pleasant rear garden which is approached over a shared pedestrian path to the side of the adjacent property.

Talybont is a popular village located just 7 miles or so to the North of Aberystwyth and 11 miles South of Machynlleth. There is a regular bus service to both aforementioned towns which provide for a good range of retail, leisure and educational facilities. Local amenities include village stores, public house, garage and primary school.

TENURE

Freehold

SERVICES

Main services are connected. Gas fired central heating. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link: www.checker.ofcom.org.uk

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

COUNCIL TAX

Band

VIEWING

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

Arosfa provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR

FRONT ENTRANCE DOOR TO

PORCH

with entrance door to

LIVING ROOM

10'6 x 21' (3.20m x 6.40m)



an attractive slate fireplace with multi fuel heating range on a quarry tiled hearth. Window to fore. Laminated wooden floor, radiator and stairs to first floor accommodation.

DINING ROOM

7'5 x 13' 1 (2.26m x 3.96m 0.30m)



with laminated wooden floor, radiator and cupboard housing white goods and wall mounted Worcester gas fired central heating boiler. Window to side.

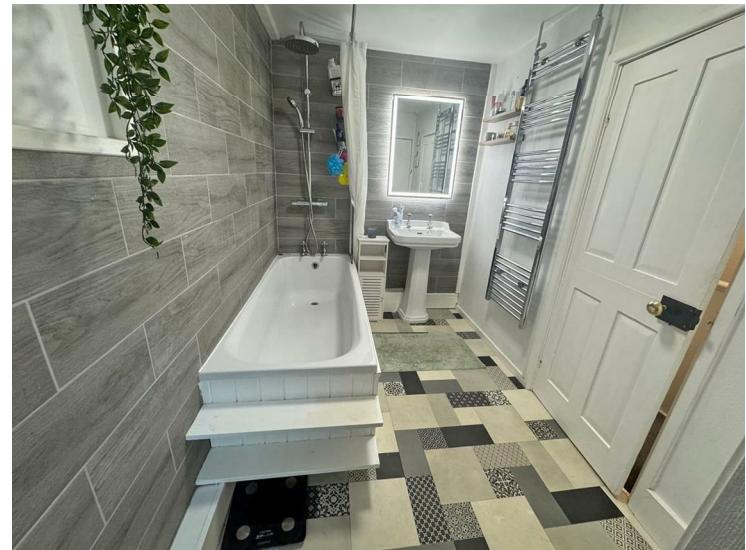
MODERN KITCHEN

14'2 x 7' (4.32m x 2.13m)



BATHROOM

5'6 x 10'1 (1.68m x 3.07m)



comprising single drainer stainless steel sink unit with mixer tap, base unit with appliance spaces, plumbing for automatic washing machine and worktops over. Tiled splashbacks, 2 Velux windows, window and door to rear. Laminated wooden floor and radiator

FIRST FLOOR ACCOMMODATION

LANDING

with access to roof space, radiator and doors to

FRONT BEDROOM 1

10'2 x 9'8 (3.10m x 2.95m)



comprising wc, bath with shower over and screen. Pedestal wash hand basin, cupboard, heated towel rail and obscured window to rear.

BEDROOM 2

13' x 6'3 (3.96m x 1.91m)



with fitted wardrobes along one wall, exposed wooden floor, radiator and 2 windows to side.

with fitted wardrobe, window to fore and radiator.

EXTERNALLY



Shared pedestrian path to side of the neighbouring property leading to the rear garden. Lean to log store. Elevated garden area mainly laid to lawn with garden shed.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road North up Penglais Hill for approximately 7 miles through the village of Bow Street to Talybont. Arosfa is on the left hand side denoted by a for sale board just after the village shop on your right hand side



