



**Glanhaul , Taliesin**  
**Machynlleth Powys SY20 8JH**  
**Guide price £169,000**





## FOR SALE BY PRIVATE TREATY

Situated in the heart of the village a detached 3 bedrooomed Woolaway bungalow.

Glanhaul is well located at the bottom of the village with an open aspect to the fore with views towards Borth and open countryside. There is a right of way to the side of the bungalow in favour of the adjoining property.

The village of Taliesin is located 8½ to the North of Aberystwyth. Local amenities are available at the nearby villages of Tre'r Ddol and Talybont to include Primary school, General stores and Public houses. Aberystwyth and Machynlleth, a further 10 miles to the North have a wider range of amenities to include Secondary school. The popular coastal villages of Borth and Ynyslas are also within a short travelling distance.

Glanhaul has been well looked after but is in need of modernisation. Heating is by means of LPG gas fired central heating boiler.

## TENURE

Freehold

## SERVICES

Mains water, electricity and drainage. Heating LPG gas boiler. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## 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](mailto:sales@aledellis.com)

## 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.

Glanhaul provides for the following accommodation. All room dimensions are approximate.

## FRONT ENTRANCE DOOR TO

## RECEPTION HALLWAY

2 radiators, telephone point. Doors to

## LIVING ROOM

16'5 x 10'6 (5.00m x 3.20m)



With large window to fore with fine views towards Borth. Stone fireplace with LPG real flame effect gas fire. (disconnected) Night storage heater, 2 radiators.

## KITCHEN

16'9 x 8'9 (5.11m x 2.67m)



Base units with appliance spaces and worktops over. Fitted electric cooker and hob. 1½ bowl stainless steel sink unit. Eye level unit with extractor fan, tiled splashbacks. Storage & airing cupboards. Radiator, night storage heater.

### REAR PORCH

6'9 x 5'6 (2.06m x 1.68m)



Wall mounted LPG Gas fired central heating boiler. Plumbing for automatic washing machine. Electronic meter and door to rear.

### SEPARATE WC

2'6 x 5'6 (0.76m x 1.68m)



Obscured window to rear, WC.

### BATHROOM

5'6 x 5 (1.68m x 1.52m)



Cubicle with TRITON shower and wash handbasin. Night storage heater. Fully tiled obscured window to rear.



### BEDROOM 1

9'8 x 8'9 (2.95m x 2.67m)



With window to rear, fitted wardrobe, night storage heater, radiator.

### BEDROOM 2

10'4 x 12'9 (3.15m x 3.89m)



With window to fore, night storage heater, radiator.

### BEDROOM 3

10'8 x 9'9 (3.25m x 2.97m)



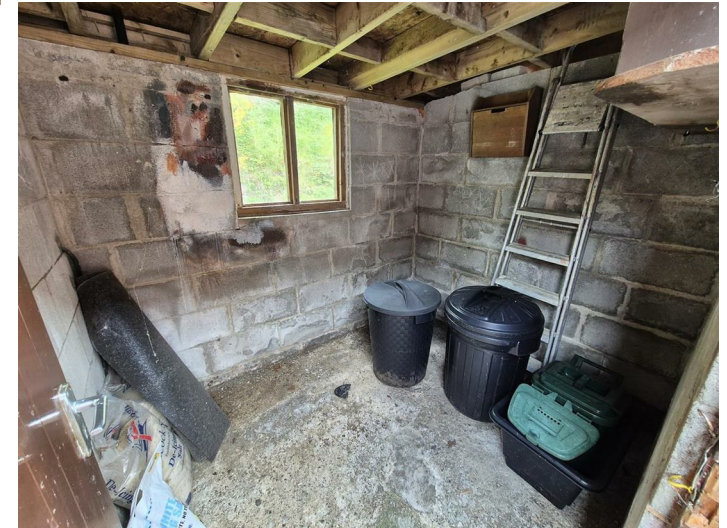
With window to fore, night storage heater, radiator.

### EXTERNALLY

Car port

Pedestrian path to rear with outside WC and garden shed.

Steps up to a further garden area.







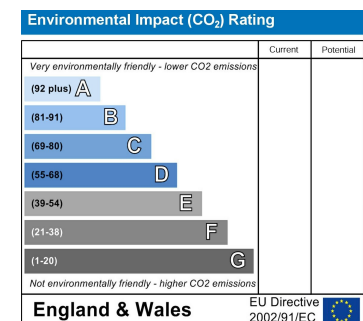
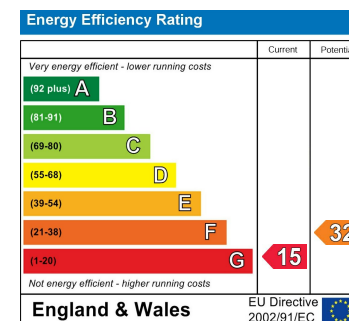
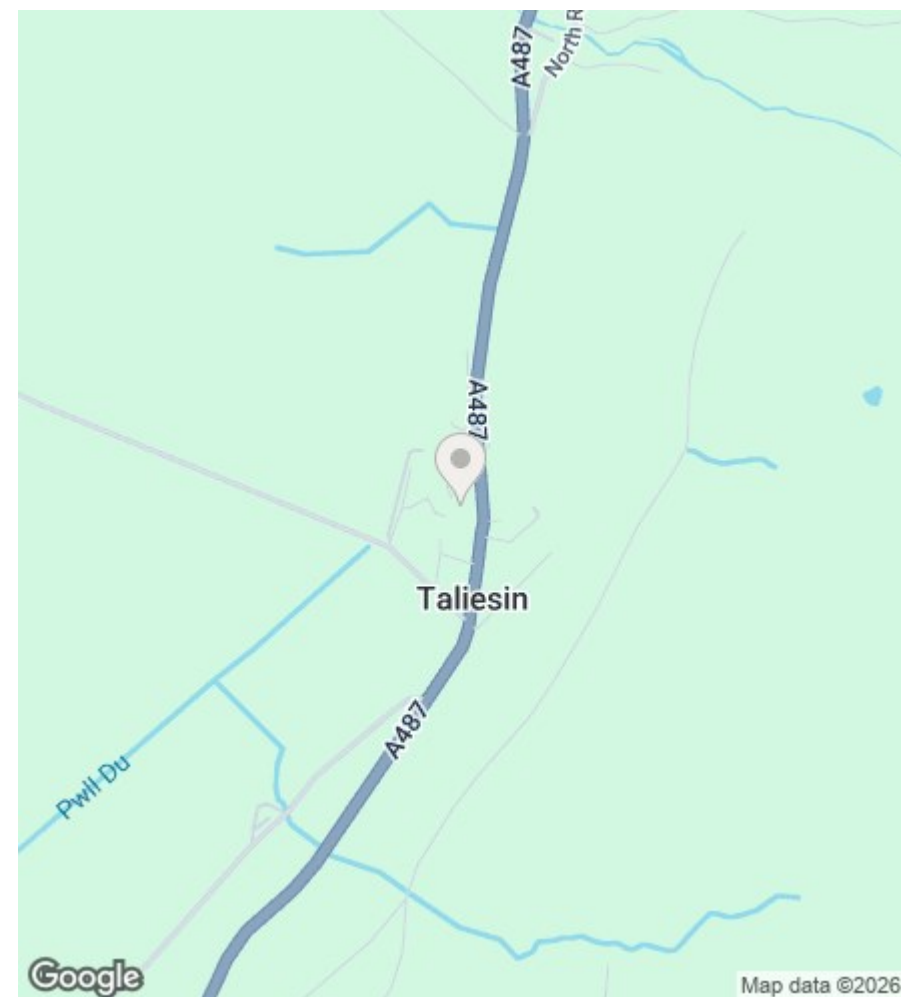
right, bear right and keep to the right to the property.



## DIRECTIONS

What 3 Words: Crossings.Household.Rents

From Aberystwyth take the A487 trunk road North through Bow Street and Talybont to Taliesin. Turn on the 2nd left and at the very bottom of the hill turn



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