



**Lerry House , Talybont**  
**Aberystwyth Ceredigion SY24 5ED**  
**Guide price £295,000**



A terrace traditional 3/4 bedroomed house of immense character with rear garden overlooking the river Leri.

The property is situated on the southern edge of the village and is approached over an un-adopted road leading to the former historic watermills which are now redundant.

The accommodation is well laid out on the lower, ground and first floor. Lerry house retains most of the original features and is well worthy of inspection. The rear garden (on two levels) has a glorious setting overlooking the river. There is a parking area included in the sale which is located to the fore.

The village of Talybont is 7 miles or so to the north of Aberystwyth on the A487 coastal trunk road. The village has a good range of local amenities to include a village stores, garage and primary school. The aforementioned town has a good range of amenities to include secondary schools and national retailers. The market town of Machynlleth is some 11 miles to the north and the coastal resorts of Borth and Ynyslas are also nearby.

### TENURE

Freehold

### SERVICES

Mains electricity water and drainage. Oil fired central heating.

### COUNCIL TAX

Band D

### VIEWING

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

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

### GROUND FLOOR

#### FRONT STABLE DOOR TO

#### RECEPTION HALLWAY

with exposed wooden floor, stairs to 1st floor and lower ground floor accommodation. Radiator and doors to

### KITCHEN/ DINING ROOM

18'3 x 9'1 (5.56m x 2.77m )



A recently fitted bespoke oak kitchen comprising 1½ bowl stainless steel sink unit with mixer tap. Base and eye level units with appliance spaces with plumbing for dishwasher. Tiled floor, radiator and windows to fore and rear.



## LIVING ROOM

11'1 x 18'9 (3.38m x 5.72m )



with Stone fireplace and room heating range set on a slate hearth. Exposed wooden floor, radiators and window to fore and rear.

## LOWER GROUND FLOOR

### SITTING ROOM

18' x 9' approx (5.49m x 2.74m approx)



with base unit with enamel sink, feature fireplace, exposed wooden floor and radiator. Door and windows to rear. Plumbing for automatic washing machine.

## DOUBLE BEDROOM 1

14'1 x 14'5 (4.29m x 4.39m )



with exposed wooden floor, radiator and two windows to rear. Door to

### ENSUITE SHOWER ROOM

3' x 8'7 max (0.91m x 2.62m max )



comprising shower cubicle, wash hand basin and WC. Radiator.

### FIRST FLOOR ACCOMMODATION

#### LANDING

with radiator, exposed wooden floor and doors to

### BEDROOM 2

11'8 x 9'3 (3.56m x 2.82m )



with feature cast fireplace, radiator, exposed wooden floor and window to rear. Sliding double doors dividing

### BEDROOM 3

11'5 x 8'6 (3.48m x 2.59m )



with radiator, exposed wooden floor and window to fore.

## BEDROOM 4

11'7 x 6'3 max (3.53m x 1.91m max)



with radiator, exposed wooden floor and window to fore.

## BATHROOM

6'9 x 11'6 (2.06m x 3.51m )



comprising bath, wash hand basin and WC. Shower cubicle, linen cupboard, heater tower rail, tiled floor and shaver point. Part tiled and window to rear. Access to a fully boarded attic space with ladder access.

## EXTERNALLY



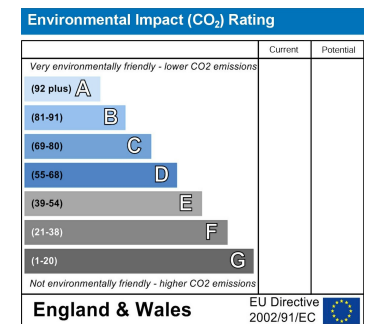
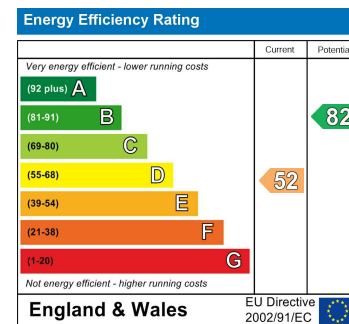
Rear paved garden are with 2 garden sheds with electric connected. Garden lights Freestanding Worcester oil fired central heating boiler. Steps down to lower level Terrace abutting the river Leri with seating and barbecue area. Oil tank. Shared pedestrian path to side.

To the fore - dedicated parking on the left-hand side a short distance after the property just after the carport.



## DIRECTIONS

From Aberystwyth take the A487 coastal trunk road North up Penglais Hill for approximately 7 miles or so through the village of Bow ST to Talybont. Take the first turning left as you enter the village and the property is on your right hand side.  
WHAT3WORDS – jetliner. Painter. Companies



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