



**Maesmawr , Talybont**  
**Aberystwyth Ceredigion SY24 5HE**  
**Guide price £375,000**





## A large detached traditional

3 bedroom former manse in enviable village location.

We are pleased to have received instructions to offer surely one of the most sought-after properties at Talybont. Maesmawr although is in need of some modernisation provides for a commodious family accommodation as highlighted on the floor plan. The grounds are above average and are laid to lawn with ample room for extension if so desired and subject to obtaining the necessary consents. Also included in the sale is an attached garage and off-road parking.

The village of Talybont is situated just a 7 miles to the north of Aberystwyth on the A487 trunk Road. Local amenities include primary school public house, village store and garage. The market town of Machynlleth is 11 miles to the north with both aforementioned towns having a good range of amenities to include secondary schools. The coastal resorts of Borth and Ynyslas on the Dyfi Estuary are also nearby.

## TENURE:

Freehold

## SERVICES:

Mains gas, electricity, water and drainage are connected.

## TAX BAND:

Band E.

## VIEWING:

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

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

## GROUND FLOOR

### HALF GLAZED FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY

with stairs to 1st floor accommodation, tiled floor radiator and door to

## LIVING ROOM

12'4 x 17'3 max to bay window (3.76m x 5.26m max to bay window )



Bay window to fore, attractive cast-iron fireplace

with wooden mantle and surround window to side and radiator.

## DINING ROOM

12'4 x 15'8 max to bay window (3.76m x 4.78m max to bay window)



Bay window to fore, feature fireplace and radiator.

## KITCHEN

18'4 x 10'7 max (5.59m x 3.23m max)



(2 areas) comprising 1½ bowl single drainer sink unit, range of base units with worktops over. One eye level unit, tiled splashback's and quarry tiled floor. Recess cupboards to each side of former fireplace with appliance spaces, cooker point and radiator. Extractor fan, window to rear and cold slab.

## UTILITY ROOM

6'9 x 9'3 (2.06m x 2.82m )

with quarry tiled floor, single drainer stainless steel sink unit, worktop and plumbing for automatic washing machine. Radiator.

## DOWNSTAIRS WC

part tiled and extractor fan.

## REAR PORCH

with door rear.

## FIRST FLOOR ACCOMMODATION

## LANDING

with radiator, walk in airing cupboard housing the gas fired central heating boiler and doors to

## BEDROOM 1

12'8 x 14'2 (3.86m x 4.32m )



with radiator and window to fore. Door to

## ENSUITE BATHROOM

7'7 x 6'8 (2.31m x 2.03m )



comprising bath, pedestal wash hand basin and WC. Shaver point and light, window to fore and radiator.



### BEDROOM 2

12'2 x 12'9 (3.71m x 3.89m )



with window to fore and side. Fitted cupboards, vanity unit and radiator.

### BEDROOM 3

12'3 x 10'7 (3.73m x 3.23m )



with window to rear and radiator. Vanity unit.

### BATHROOM

8'7 x 9'4 (2.62m x 2.84m )



comprising of bath, shower cubicle, WC and wash hand basin. Radiator, tiled floor obscured window to rear and side. Wall lights.

### EXTERNALLY



Double gated front vehicle access to tarmacadamed and vehicular hardstanding. Further vehicular access to

### LEAN TO GARAGE

10' x 20' approx (3.05m x 6.10m approx )  
with up and over door and side door.



Large level grounds surrounding the property predominantly laid to lawn with shrubs and borders.

### **DIRECTIONS**

Take the A487 North Out of Aberystwyth up Penglais Hill for approximately 7 miles to the village of Talybont. The property is located on the northern edge of the village on the left hand side opposite the primary school.

### Ground Floor

Approx. 73.9 sq. metres (795.8 sq. feet)



### First Floor

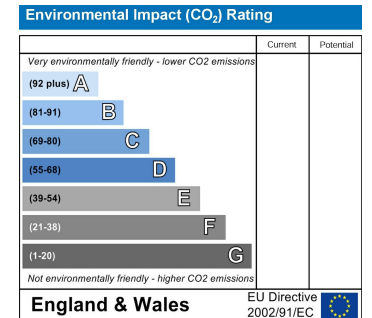
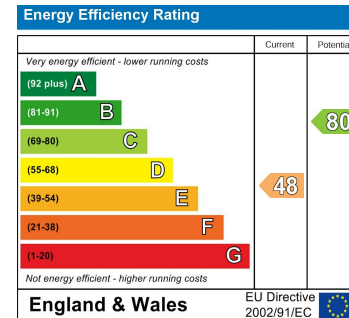
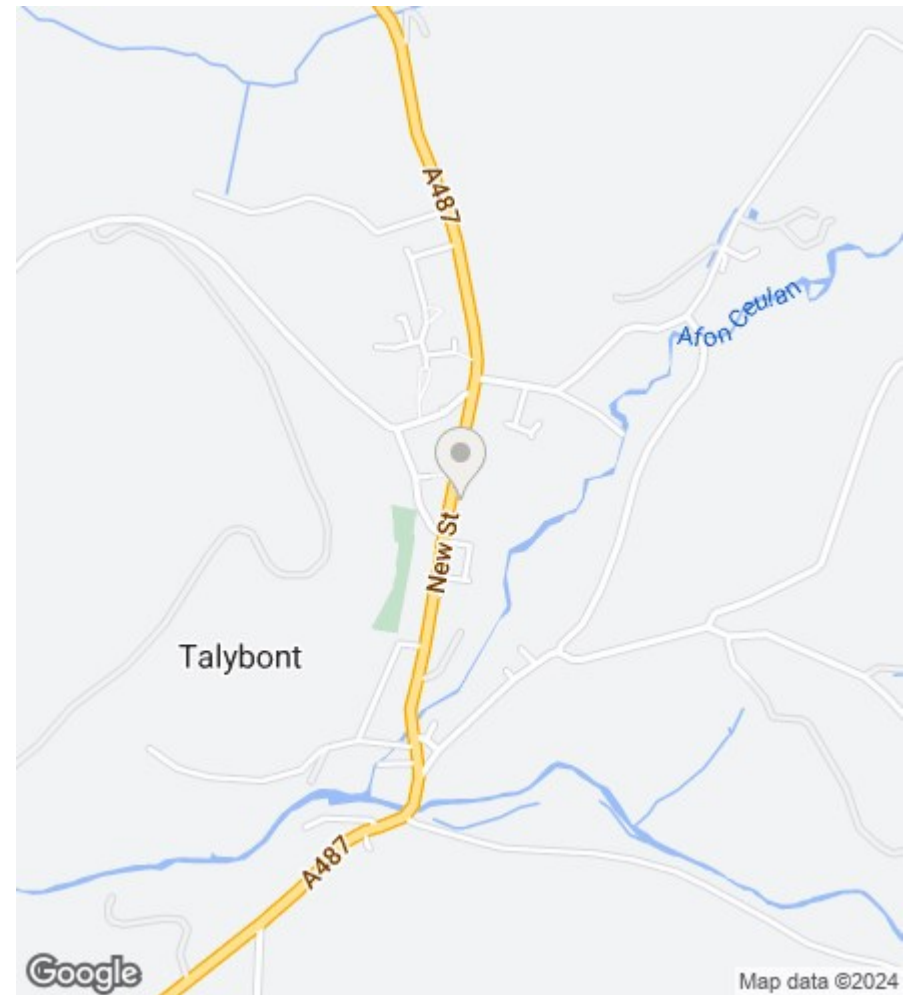
Approx. 72.6 sq. metres (781.4 sq. feet)



Total area: approx. 146.5 sq. metres (1577.2 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

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