

*Attention 1st time buyers ! Fully refurbished 1-2 Bed country cottage. Talsarn - Near Aberaeron/Lampeter - West Wales.*



**Gwalia, Talsarn, Lampeter, Ceredigion. SA48 8QB.**

**£205,000**

**Ref R/4407/RD**

**\*\*Attention 1st time buyers\*\*Attention Investors\*\*1-2 bed end terrace cottage\*\*Private off road Parking\*\*Exceptional spacious Garden\*\*Fully refurbished in recent times\*\*New kitchen\*\*New Shower Room\*\*New Flooring\*\*New Heating\*\*New Lighting\*\*Immaculately presented and well maintained\*\*Feature fish pond\*\*Central Village location\*\*15 minutes equi distance to Aberaeron and Lampeter\*\*Private amenity area with no overlooking\*\*Deceptively spacious accommodation\*\*A GREAT OPPORTUNITY TO GET ON THE HOUSING LADDER NOT TO BE MISSED !! \*\* NO ONWARD CHAIN \*\***

The property is situated within the rural village of Talsarn, fronting onto the B4337 road from Lampeter to Aberystwyth, being a level walking distance within the village centre. The larger village of Felinfach with its range of shopping and schooling facilities lies within some 3 miles from the property and is within an easy reach of the larger Marketing and Amenity Centres of Lampeter, Aberaeron and Aberystwyth



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## GENERAL

A deceptively spacious end terraced cottage within this popular rural village.

The property has recently been fully refurbished to include -

New Kitchen

New Flooring

Updated Wiring

New lighting

New Shower Room

Fully redecorated

New Log Burner

New side porch

Fully renovated garden area

No onward chain.

The property fronts onto the B4337 road benefits from immediate pedestrian access off the footpath with private vehicular access off the adjoining estate road.

The accommodation provides as follows -

## GROUND FLOOR

### Front Door

Access into -

### Lounge

18' 4" x 14' 3" (5.59m x 4.34m) fully redecorated and refurbished with feature stone fireplace with new log burner, new window to front, electric heater, multiple sockets. BT Wi fi connection point. New ceiling with spot lights, new vinyl flooring, space for dining table, open staircase to first floor.







## Kitchen

6' 6" x 12' 7" (1.98m x 3.84m) a brand new modern range of Dove Grey base and wall units, marble effect Formica work top, electric oven and grill, new induction hobs with extractor over, Belfast sink with mixer tap, rear window with views over the garden and fish pond, new vinyl flooring, tongue and groove panelling to ceiling, spot lights.



## Inner Hallway

4' 5" x 7' 7" (1.35m x 2.31m) with doors leading to rear porch and bathroom, washing machine connection point. Heater.



## Utility/WC

6' 4" x 7' 4" (1.93m x 2.24m) with new base and wall units, WC, heated towel rail, vinyl flooring, space for free standing appliances.





### Rear Porch/Snug

6' 1" x 8' 4" (1.85m x 2.54m) with uPVC windows, views of the garden, vinyl flooring, side glass door into -



### Rear Hallway

9' 3" x 15' 6" (2.82m x 4.72m) being L shaped of timber construction with 2 external doors to the garden, concrete base providing a range of shelving and access to -



### Craft Room / Potential Bedroom/Home Office/Airbnb

14' 9" x 12' 8" (4.50m x 3.86m) (Airbnb subject to STC) Of timber frame construction being timber clad and fully insulated roof, side windows, vinyl flooring, multiple sockets, spot lights, heater.



### FIRST FLOOR

#### Landing

Including airing cupboard and Velux roof light over allowing excellent natural light.





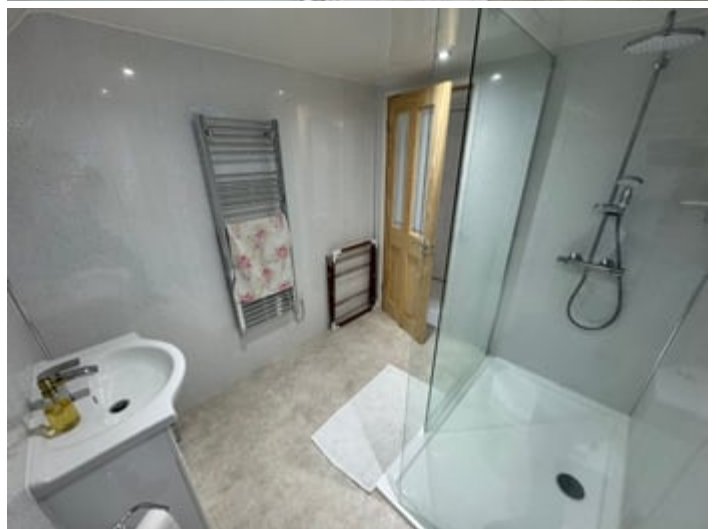
### Double Bedroom 1

8' 6" x 7' 2" (2.59m x 2.18m) fully redecorated, multiple sockets, access to loft, new window to front. Painted timber flooring.



### Shower Room

12' 1" x 14' 2" (3.68m x 4.32m) with 1200 mm walk in shower with side glass panel, single wash hand basin and vanity unit, vinyl flooring, heated towel rail, spot lights to ceiling.



## EXTERNALLY

### To the Front

The property is accessed from the adjoining foot path along the B4337. A separate side footpath access which leads into the garden.



Vehicular access is provided from the adjoining private estate road.



### Rear Garden Area

To side and rear are wonderful mature gardens, laid to lawn with mature trees and a new beech hedges to borders ensuring privacy of the property.

The garden is a notable feature of the property being some 30m deep from the road front and offering a wonderful peaceful and tranquil setting for those with a horticultural interest.

New feature gravel patio area to the rear of the building and fronting onto the feature pond.

Range of flower beds and vegetable patches with footpath access leading to -







### **Timber Outbuilding (currently used as a bird house)**

20' 0" x 8' 0" (6.10m x 2.44m) of timber frame with side windows and door, electricity socket.

### **Glasshouse**

8' 0" x 6' 0" (2.44m x 1.83m)

### **MONEY LAUNDERING**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### **TENURE**

The property is of Freehold Tenure.

### **Services**

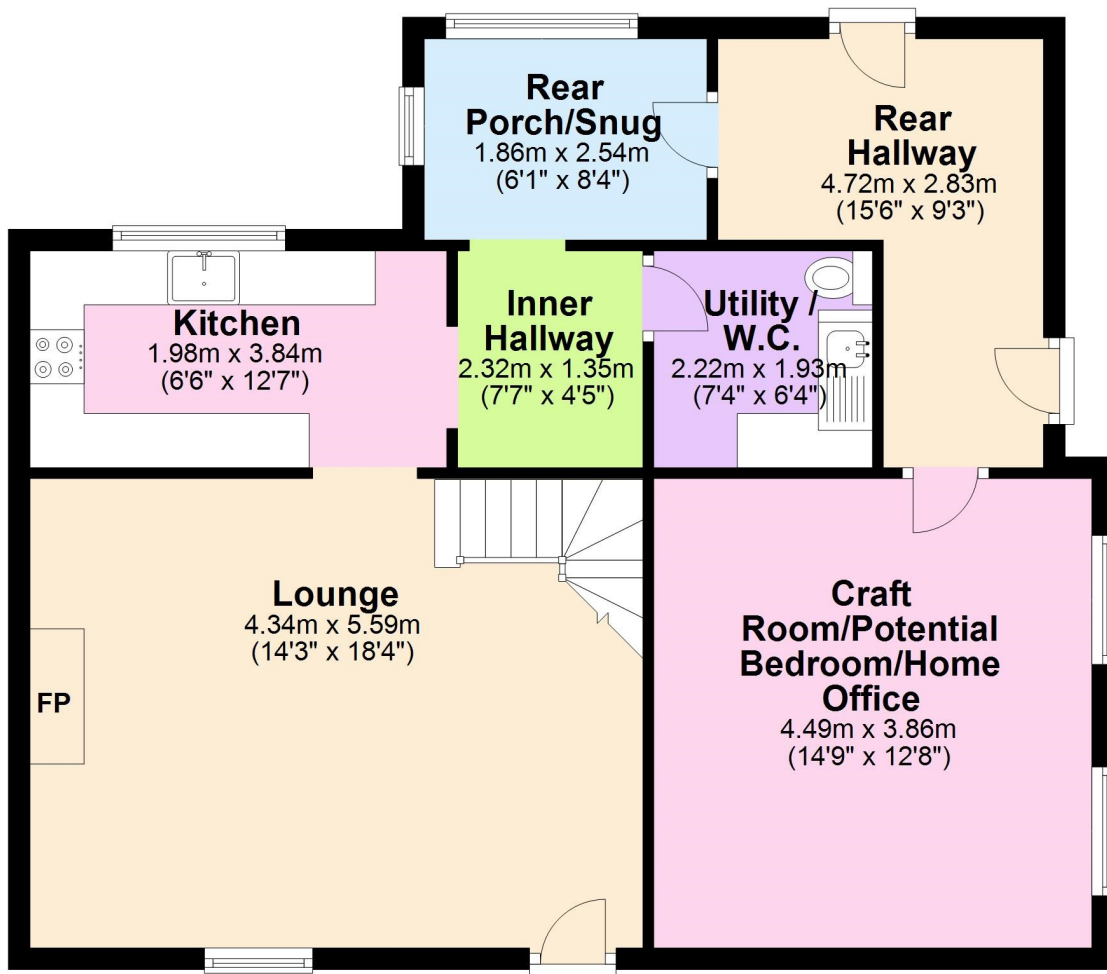
The property benefits from mains water, electricity and drainage. Electric central heating.

Council Tax Band D - (Ceredigion County Council).

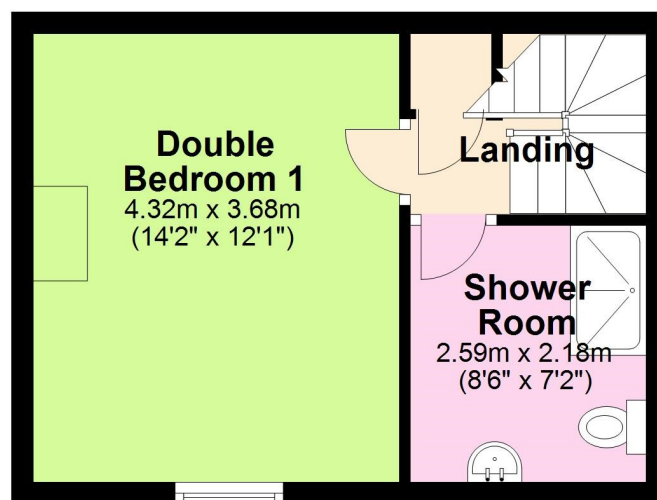
EPC Rating: E.



## Ground Floor



## First Floor



Total area: approx. 96.7 sq. metres (1041.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

**Gwalia, Talsarn, Lampeter**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** E (48)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





## Directions


From Lampeter take the A482 North East for approximately 4 miles through the village of Creuddyn Bridge, before heading down hill into Temple Bar, take the right hand exit onto the B4337 heading towards Llanrhystud/Aberystwyth. Continue on this road until you enter the village of Talsarn. Continue over the stone bridge and past Daltons ATV Ltd on your left, proceed into the village and the property is located on the left hand side as identified by the Agents for sale board.

**VIEWING:** Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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