

Deceptively spacious 4 bed detached residence. Situated in the popular village community of Talgarreg, Near Llandysul.



Glennydd Talgarreg, Llandysul, Ceredigion. SA44 4ER.

£330,000

Ref R/4291/ID

****Deceptively spacious 4 bed detached residence**** Sympathetically renovated to a high standard**Located in the popular village community of Talgarreg**Only a 15 minute drive from the popular Cardigan Bay coastline**Perfect family home**Wealth of charming and character features**Private parking for 2 cars**Low maintenance garden and grounds**Double Glazing throughout**Oil fired Central Heating**

The property comprises of Ent Hall, Open Plan L Shaped Kitchen/Dining Room, Utility Area, Downstairs Laundry Room, w.c. Lounge. First Floor - Central Landing, Main Bathroom, 3 Double Bedrooms and 1 Single Bedroom/Office.

Located in the heart of the popular village community of Talgarreg which offers primary school, village public house/restaurant, an active community hall, places of worship. Convenient to the Cardigan Bay coastline and an easy reach of the towns of Llandysul, Aberaeron and Lampeter which offer a comprehensive range of wider shopping and schooling facilities. The property is also within an easy reach of the larger Amenity centres of Aberystwyth and Carmarthen.



LAMPETER
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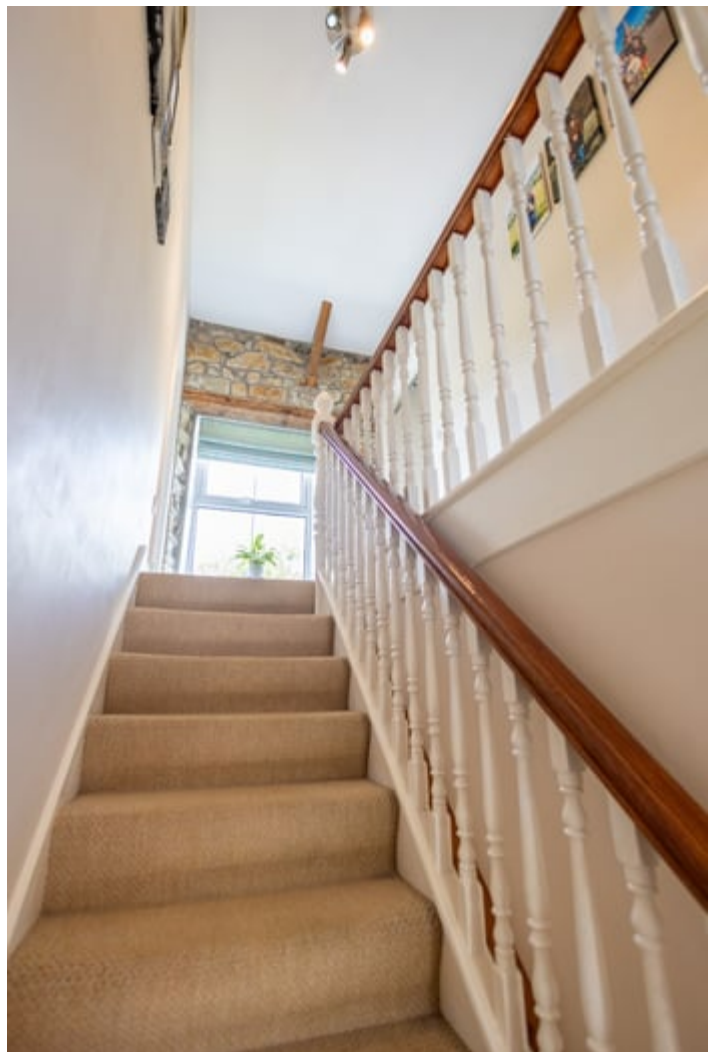


CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
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GROUND FLOOR

Entrance Hall

12' 9" x 5' 4" (3.89m x 1.63m) via hardwood door with Glennydd engraved lightwell above, slate flooring. Stairs rising to first floor. Central heating radiator.



Open Plan L Shaped Kitchen/Dining Room

24' 5" x 14' 7" (7.44m x 4.45m) (max) the kitchen comprises of a range of modern base and wall cupboard units with display cabinets, Oak work surfaces above, Rangemaster electric oven, 5 ring induction hob above, Rangemaster, extractor hood, space for fridge freezer, inset 1½ stainless steel drainer sink, tiled flooring, dishwasher.



The Dining Area

with space for a large dining table, double glazed window to side and rear, understairs storage cupboard, exposed stone walls, central heating radiator, engineered oak flooring.



Utility Area

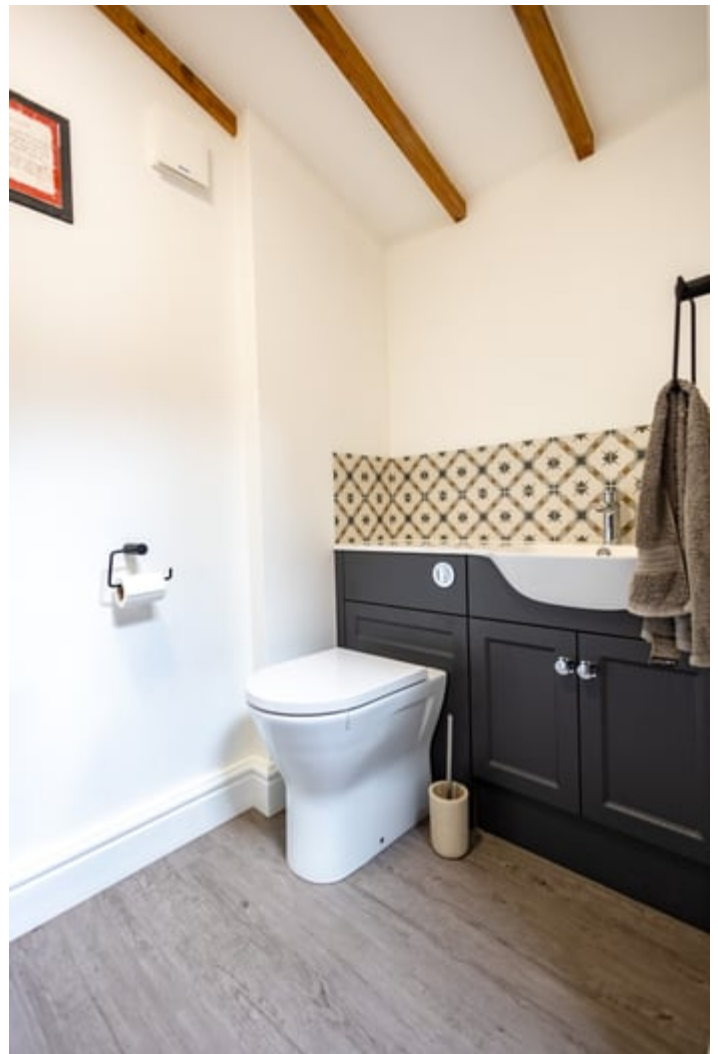
8' 8" x 5' 5" (2.64m x 1.65m) with velux window to rear, upvc exterior door.





Downstairs Laundry Room/W.C

4' 5" x 8' 6" (1.35m x 2.59m) with vanity unit with inset wash hand basin and concealed w.c. Worcester oil fired boiler, plumbing for automatic washing machine, exposed beams, shelving, extractor hood.



Lounge

24' 0" x 10' 9" (7.32m x 3.28m) a character lounge with half glazed oak double doors leading to dining room, double glazed windows to side, front and rear. Open fireplace housing a log burning stove on a slate hearth, exposed stone chimney breast, exposed beams, central heating radiator, TV point.





FIRST FLOOR

Central Landing

12' 3" x 5' 6" (3.73m x 1.68m) with double glazed window to rear, exposed stone walls, access hatch to loft, central heating radiator.



Main Bathroom

10' 10" x 9' 2" (3.30m x 2.79m) a modern 4 piece suite comprising of a panelled bath with mixer tap, corner shower unit with mains shower above, dual flush w.c. pedestal wash hand basin, half panelled walls, electric radiator, frosted window to rear.



Front Master Bedroom 1

10' 3" x 11' 4" (3.12m x 3.45m) with double glazed window to front, central heating radiator, bespoke walk in wardrobe unit.





Front Double Bedroom 2

9' 3" x 14' 3" (2.82m x 4.34m) with dual aspect windows to front and side, original fireplace and surround, central heating radiator, exposed timber flooring, cupboard units, exposed stone walls.



Front Single Bedroom 3 / Office

7' 4" x 6' 9" (2.24m x 2.06m) with double glazed window to front, exposed timber flooring, central heating radiator, exposed stone walls.



Rear Double Bedroom 4

10' 4" x 9' 8" (3.15m x 2.95m) With double glazed window to rear, exposed timber flooring, central heating radiator.





Externally

To the Front

Forecourt with mature hedgerows creating a private entrance.



To the Side

Private parking for 2-3 cars.



To the Rear

A most pleasant rear and side garden which is low maintenance with lawned area, side composite raised decking area ideal as a lovely sitting out area.





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

We are informed that the property is of Freehold Tenure.

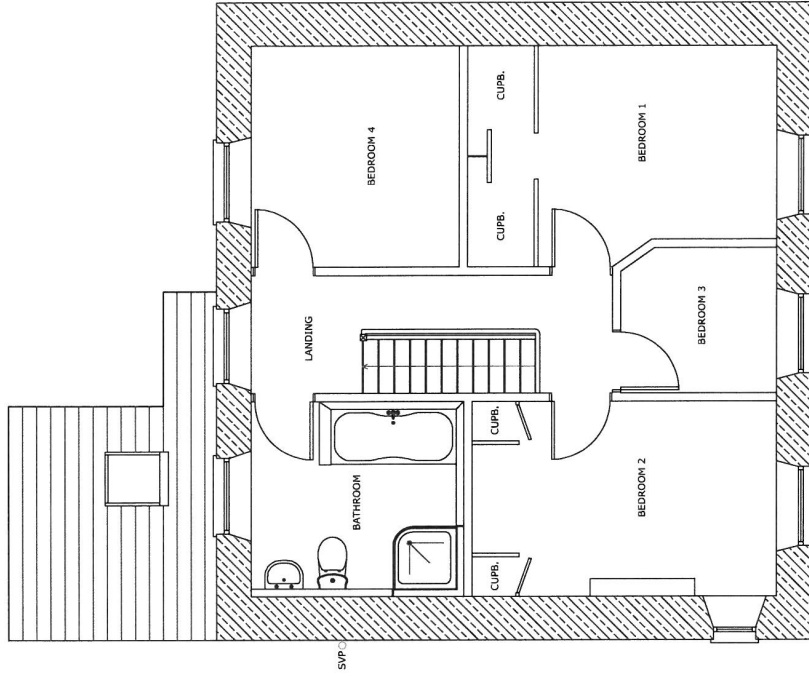
Services

Mains Electricity, Water & Drainage. Fibre Optic Broadband.

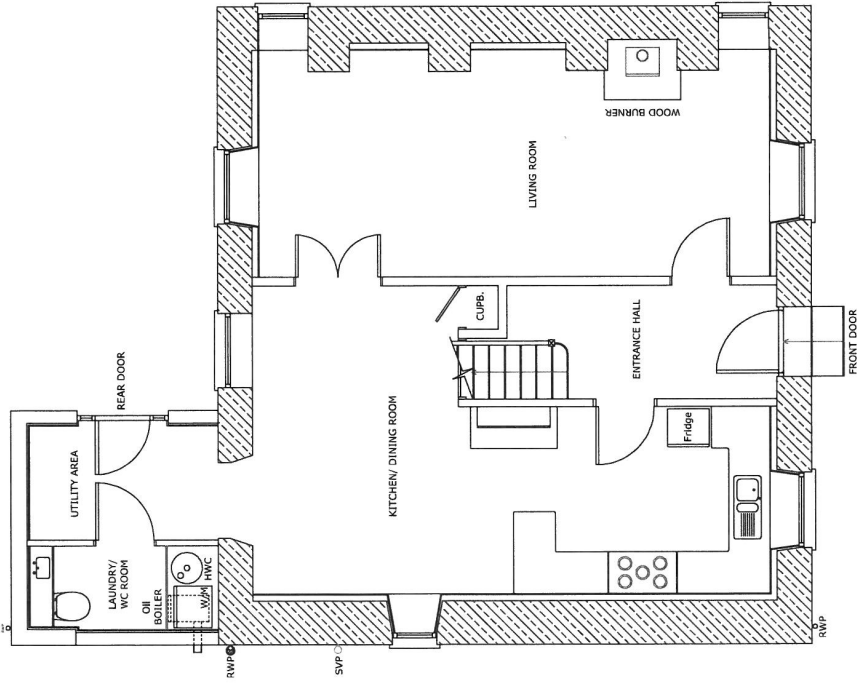
Council Tax Band D (Ceredigion County Council).

Address: Glennydd, Talgarreg, SA44 4ER.

Scale: As shown @ A2



first floor plan
scale: 1:50



ground floor plan
scale: 1:50



Directions

From Aberaeron proceed south west on the A487 coast road to the village of Synod Inn. At Synod Inn turn left then immediately left onto the B4338 Talgarreg road. Follow this road for some 3 miles into the village of Talgarreg, after passing the village pub on the right hand side, the property will be seen as the last property on the left before a left hand turning onto a C-class road as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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