

*A distinctive and charming 3 bedroomed converted barn within the picturesque Village of Talsarn,  
near Lampeter, West Wales*



**3 Aeron Court, Talsarn, Lampeter, Ceredigion. SA48 8QT.**

**£275,000**

**REF: R/4402/LD**

\*\*\* A distinctive and charming converted barn \*\*\* Thoughtfully modernised 3 bedroomed, 2 bathroomed accommodation  
\*\*\* Picturesque Village location \*\*\* Rural charm and practical living \*\*\* Handsome and full of character \*\*\* Delightful  
country property \*\*\* Oil fired central heating, double glazing and good Broadband connectivity \*\*\* Impressive living spaces -  
Perfect for the Family

\*\*\* Low maintenance and block paver courtyard/garden \*\*\* Off street parking area \*\*\* Single garage located across the  
lane from the property

\*\*\* Convenient to the nearby Towns of Lampeter and Aberaeron \*\*\* 1.5 miles from the Village of Felinfach with a brand new  
Primary School and all everyday amenities \*\*\* Commuting distance to the University Town of Aberystwyth and the County  
Town of Carmarthen - Rural but convenient \*\*\* Deserves to be viewed at your earliest convenience



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## LOCATION

Well positioned nestling in the popular Aeron Valley Village of Talsarn, only some 1.5 miles from the Village of Felinfach which provides Primary School, Shop/Post Office, Petrol Service Station/Convenience Store, Public House and Places of Worship, only 5 miles distant from the University Town of Lampeter, 8 miles inland from the Georgian and Harbour Town of Aberaeron, within half an hour's drive to the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North, and the County Town of Carmarthen, to the South.

## GENERAL DESCRIPTION

A deceptive and charming well presented converted barn. The property enjoys many of its original character features but now enjoys everyday modern conveniences. The ground floor offers large Family spaces with a kitchen/diner, large living room with a sun room. To the first floor lies the 3 bedrooms and 2 bathrooms.

Externally it enjoys a low maintenance and block paver courtyard/garden with an off street parking area.

The property benefits from oil fired central heating, double glazing and good Broadband connectivity.

It is convenient to the Market Town of Lampeter, the Georgian and Harbour Town of Aberaeron and the larger Employment Centres of Aberystwyth and Carmarthen.

Therefore in all the property is conveniently positioned and perfectly suiting Family accommodation.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

27' 1" x 5' 10" (8.26m x 1.78m). With a solid rear entrance door, slate effect tiled flooring, staircase to the first floor accommodation, radiator, built-in store/meter cupboard.



## CLOAKROOM

A modern suite comprising of a low level flush w.c., pedestal wash hand basin, radiator, plumbing and space for automatic washing machine.





## KITCHEN/DINER

24' 8" x 14' 7" (7.52m x 4.45m). Being 'L' shaped. An Oak fitted kitchen with a range of wall and floor units with work surfaces over, 1 1/2 sink and drainer unit with mixer tap, Stoves electric cooker stove with extractor hood over, integrated dishwasher, space for tumble dryer and washing machine, slate effect tiled flooring, radiator.



KITCHEN/DINER (SECOND IMAGE)



KITCHEN/DINER (THIRD IMAGE)



## UTILITY CUPBOARD/PANTRY

Housing the Worcester oil fired central heating boiler, slate effect flooring, shelving.

## SOUTH FACING SUN ROOM

13' 2" x 4' 7" (4.01m x 1.40m). Recently completed with tiled flooring, front entrance door, exposed stone walls.



## LIVING ROOM

24' 6" x 14' 9" (7.47m x 4.50m). An impressive Family space with a feature fireplace housing an electric wood burning effect stove, slate effect flooring, opening through to the Sun Room.





## CONSERVATORY

14' 9" x 8' 5" (4.50m x 2.57m). With large picture windows, side service door, radiator, spot lighting.



## FIRST FLOOR

### LANDING

With exposed 'A' framed beams, two Velux roof windows, spot lighting.



## BEDROOM 1

16' 2" x 10' 10" (4.93m x 3.30m). With triple aspect windows, radiator.



## EN-SUITE SHOWER ROOM TO BEDROOM 1

A contemporary suite with tiled shower cubicle, pedestal wash hand basin, low level flush w.c., ceramic tiled flooring, radiator, spot lighting, beamed ceiling, Velux roof window.



## FAMILY BATHROOM

11' 3" x 8' 2" (3.43m x 2.49m). A contemporary styles suite comprising of a raised antique style roll top bath, low level flush w.c., pedestal wash hand basin, shower cubicle, spot lighting, Velux roof window, tiled walls, radiator, ceramic tiled flooring, access to the loft space.



## BEDROOM 2

9' 7" x 8' 4" (2.92m x 2.54m). With radiator, feature beamed ceiling.

## BEDROOM 3

20' 0" x 16' 3" (6.10m x 4.95m). With dual aspect windows, exposed 'A' framed beams, two radiators.



## EXTERNALLY

### COURTYARD/GARDEN

Low maintenance. An attractive paved courtyard area lying directly to the rear of the property providing fantastic outdoor space also with ample parking area and space for a garden shed.



### PARKING AND DRIVEWAY



### SINGLE GARAGE

19' 9" x 10' 0" (6.02m x 3.05m). With an up and over sliding door and located across the lane from the property.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## AGENT'S COMMENTS

A delightful and highly appealing country property offering convenience and suiting Family living.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

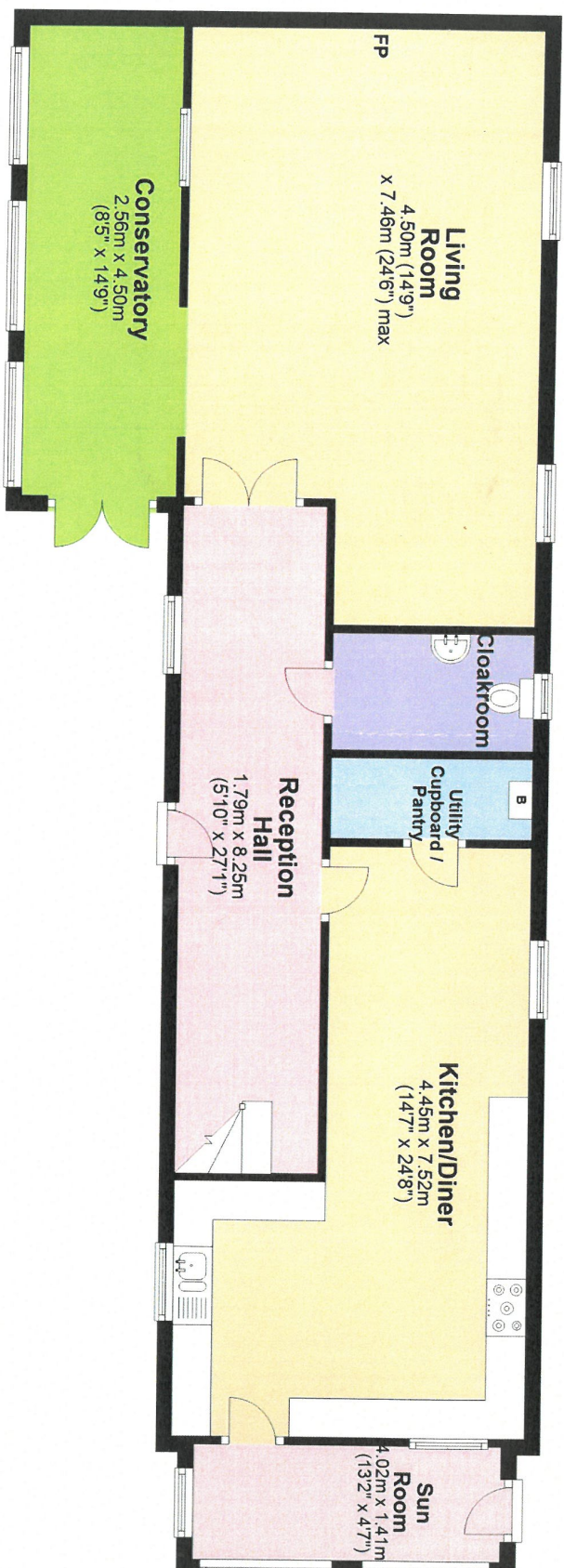
## MONEY LAUNDERING REGULATIONS

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.

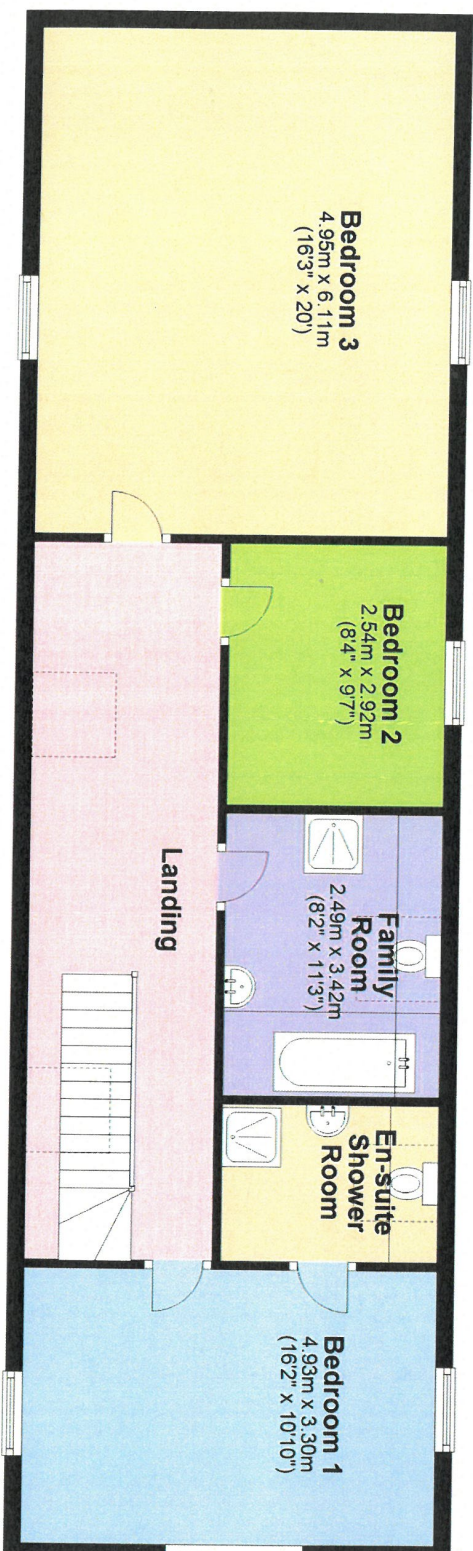
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

## Ground Floor



## First Floor



Total area: approx. 187.9 sq. metres (2022.9 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.



**Council Tax:** Band E

N/A

**Parking Types:** Driveway.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection**

**Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (66)

**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

Construction Type

Traditional





## Directions


The property is best approached by taking the A482 from Lampeter towards Aberaeron. After passing through Creuddyn Bridge take the next right hand turning onto the B4337 signposted Talsarn and Llanrhystud. On entering the Village of Talsarn the property can be found on the left hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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>	66	
(39-54) <b>E</b>		
(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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