

A quaint and nicely presented 1 bedroomed mid terraced cottage with low maintenance rear garden. Talsarn, near Lampeter/Aberaeron, West Wales



Aeronfa, Talsarn, Lampeter, Ceredigion. SA48 8QB.

£115,000

REF: R/4810/LD

*** No onward chain - Priced to sell *** A traditional and nicely presented mid terraced cottage ***
Deceptive 1 bedroomed accommodation *** Oil fired central heating *** Well presented throughout
with a large living room with an open stone fireplace and multi fuel stove

*** Low maintenance enclosed rear garden area with low stone wall and gravelled areas *** Garden shed -
10' x 6'

*** Centre of Village location *** A 15 minute equidistant drive to Aberaeron and Lampeter *** A
great opportunity to get onto the housing ladder -Not to be missed *** Suiting 1st Time Buyers/ Attention
Investors



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LOCATION

The property is situated within the rural Village of Talsarn fronting onto the B4337 road from Lampeter to Aberystwyth, being within level walking distance to 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 within easy reach of the larger Towns of Lampeter, Aberaeron and Aberystwyth.

GENERAL DESCRIPTION

A traditional mid terraced cottage offering deceptive 1 bedroomed accommodation. The property is well presented and benefits from oil fired central heating. Externally it enjoys a low maintenance enclosed garden area with low stone walls, flower and shrub beds along with gravelled areas and garden shed.

The property perfectly suits 1st Time Buyers or Investment Purchasers.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

With UPVC entrance door, tiled flooring.

LIVING ROOM

20' 0" x 14' 0" (6.10m x 4.27m). An impressive stone open fireplace housing a cast iron multi fuel stove with two recess alcoves, two radiators, walk-in understairs storage cupboard, staircase to the first floor accommodation.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD IMAGE)



KITCHEN

12' 5" x 7' 9" (3.78m x 2.36m). An oak fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, electric/gas cooker point and space, radiator.



REAR HALL

With Trianco oil fired central heating boiler, UPVC rear entrance door.

W.C.

With low level flush w.c., wash hand basin.

FIRST FLOOR

LANDING

With a linen cupboard, Velux roof window.

BATHROOM

Having a White 3 piece suite comprising of a panelled bath with shower attachment, low level flush w.c., pedestal wash hand basin, Velux roof window.



BATHROOM (SECOND IMAGE)



BEDROOM

14' 3" x 13' 3" (4.34m x 4.04m). With two radiators, large airing cupboard with hot water cylinder and immersion, two Velux roof windows.



EXTERNALLY

GARDEN

The property enjoys a low maintenance enclosed garden area being laid mostly to gravel with low stone walls with flower and shrub beds providing fantastic colour.



GARDEN (SECOND IMAGE)



GARDEN SHED

10' 0" x 6' 0" (3.05m x 1.83m).



PLEASE NOTE

There is no rear Pedestrian access.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

Perfectly suiting 1st Time Buyers offering convenience and low maintenance.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

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, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (39)

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 road North East for approximately 4 miles to the Village of Creuddyn Bridge. Before heading down the hill into Temple Bar take the right hand exit onto the B4337 heading towards Llanrhystud/Aberystwyth. Continue on this road until you reach the Village of Talsarn. Continue over the stone bridge and pass Daltons ATV Limited on your left hand side. Proceed into the Village and the property will be located on your 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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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