

*A nicely refurbished and well positioned 3 bed roomed semi detached house with low maintenance front and rear garden and off street parking. Talsarn, near Lampeter, West Wales*



**18 Maesaeron, Talsarn, Lampeter, Ceredigion. SA48 8QA.**

**£165,000**

**REF: R/4795/LD**

- \*\*\* A nicely refurbished and well appointed Family home    \*\*\* Pleasant Village location    \*\*\* Modernised and spacious 3 bed roomed, 2 bathroomed accommodation    \*\*\* Stylish and upgraded kitchen and bathroom suites    \*\*\* Oil fired central heating with upgraded plumbing and electrics    \*\*\* Recently fitted UPVC double glazing and doors throughout
- \*\*\* Lawned front garden with re-gravelled parking area    \*\*\* Enclosed South facing rear garden with workshop    \*\*\* Delightful rear aspect over Playing Fields and the Teifi Valley beyond
- \*\*\* Suiting 1st Time Buyers or Family Occupiers    \*\*\* Local Occupancy Restrictions applies    \*\*\* Convenient location - 6 miles equidistant from the University Town of Lampeter and the Georgian and Harbour Town of Aberaeron    \*\*\* Viewings highly recommended



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## LOCATION

Located in the centre of the popular rural Village of Talsarn in the heart of the Vale of Aeron, 6 miles equidistant from the Georgian Coastal and Harbour Town of Aberaeron and the University Town of Lampeter in the Teifi Valley and within easy commuting distance of the University Town Coastal Resort and Administrative Centre of Aberystwyth and the County Town and Administrative Centre of Carmarthen.

## GENERAL DESCRIPTION

A recently refurbished 3 bedroomed, 2 bathroomed semi detached house in a convenient and pleasant Village location. The property has undergone refurbishment having a modern and stylish kitchen and bathroom suites along with UPVC double glazing and doors and upgraded electrics and heating.

The property offers low maintenance front and rear garden along with off street parking and pleasant views to the rear.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## KITCHEN

19' 9" x 11' 8" (6.02m x 3.56m). A modern fully fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, integrated electric oven, 4 ring hob and extractor hood over, plumbing and space for automatic washing machine, front and rear UPVC entrance door, picture window enjoying views over the rear garden, tiled flooring, understairs storage cupboard.



## KITCHEN (SECOND IMAGE)





## GROUND FLOOR SHOWER ROOM

A modern 3 piece suite comprising of a corner shower cubicle with Mira electric shower, low level flush w.c., vanity unit with wash hand basin, extractor fan, tiled flooring, plumbing and space for automatic washing machine.



## LIVING ROOM

19' 9" x 10' 4" (6.02m x 3.15m). A pleasant and friendly Family room with an open fire housing a cast iron multi fuel stove, double aspect windows to the front and rear, two radiators.



## LIVING ROOM (SECOND IMAGE)



## FIRST FLOOR

### LANDING

With airing cupboard having radiator and shelving, access to the loft space, radiator.



## FRONT BEDROOM 1

14' 0" x 11' 8" (4.27m x 3.56m). With radiator.



## FAMILY BATHROOM

A fully refurbished suite comprising of a panelled bath, vanity unit with wash hand basin, low level flush w.c., tiled flooring, extractor fan, heated towel rail.



## REAR BEDROOM 3

9' 2" x 8' 0" (2.79m x 2.44m). With radiator, fine views over the rear garden and the Playing Fields.



## FRONT BEDROOM 2

10' 5" x 10' 4" (3.17m x 3.15m). With radiator.



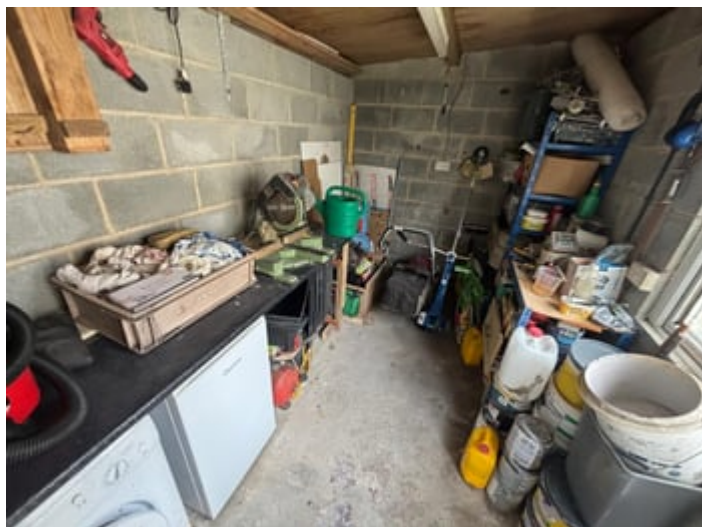
## EXTERNALLY

### WORKSHOP

11' 0" x 7' 3" (3.35m x 2.21m). A block built workshop located to the rear of the garden offering useful outdoor space.



### WORKSHOP (SECOND IMAGE)



### LEAN-TO LOG STORE



## REAR GARDEN

A particular feature of this Family friendly home is its enclosed South facing rear lawned garden with paved patio areas with a gated access point connecting the front and rear garden. The garden is low maintenance being a fantastic outdoor playing area for any Family.



## REAR GARDEN (SECOND IMAGE)



## REAR GARDEN (THIRD IMAGE)



## FRONT GARDEN

A walled front garden area laid to lawn.



## PARKING AND DRIVEWAY

Off street parking to the front of the property recently being re-gravelled.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## VIEWS TO REAR



## PLEASE NOTE

This property has a Local Occupancy Restriction.

## AGENT'S COMMENTS

A fantastic Family home in a convenient Village location.

## 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 and has the following charges.  
Council Tax Band: '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

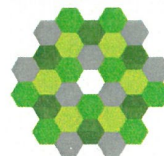
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating running all domestic systems, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



# HM Land Registry

## Official copy of title plan

Title number **CYM179187**  
Ordnance Survey map reference **SN5456SE**  
Scale **1:1250**  
Administrative area **Ceredigion / Ceredigion**



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**Council Tax:** Band B

N/A

**Parking Types:** Off Street.

**Heating Sources:** Double Glazing. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (41)

**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?** Yes

**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 and take the right right onto the B4337 heading towards Llanrhystud. Continue on this road until you enter the Village of Talsarn. Continue over the stone bridge and past 'Dalton A.T.V'. Proceed into the Village and take the first right hand turning into Maesaeron. On entering the cul-de-sac continue to your right and the property will be the third from the bottom 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](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>		99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(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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