

# MAESNANT

£335,000



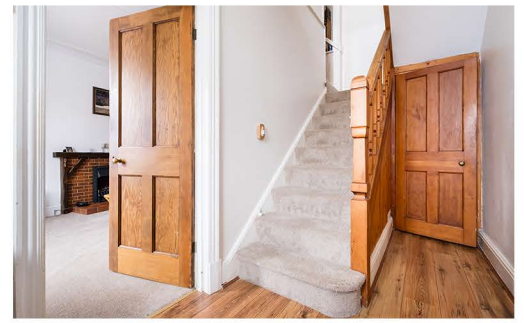
“Beautifully maintained Border Oak cottage”

Talybont, Ceredigion

This detached, 4/5 family home is situated in the popular, picturesque village of Talybont, with superb rural walks from the doorstep and the seaside towns of Borth and Aberystwyth just a few miles drive away.

With character throughout and a versatile layout, Maesnant is a great fit for a growing family.

- 4/5 bedroom detached
- Versatile layout
- Warm, homely feel throughout
- Cosy kitchen Rayburn
- Ample off road parking
- Garden
- Large, separate workshop available
- Popular village



Enter beneath the canopied front door into the reception hall, here doors lead left and right and stairs head up to the first floor. There is also useful under stairs storage for coats and shoes or a large larder.

The sitting room is illuminated by a large south-facing, double-glazed window and a gas fire sits centrally in a feature fireplace, providing an attractive focal point. Decorative arched shelving sits to either side: just the spot for displaying books, keepsakes and memories.

The living room is located on the other side of the hallway and is currently used as a great multi-functional space: whether for listening to music, coming together at mealtimes, entertaining or gathering around the piano for a family sing-song, this space is the real heart of the home. A rear lobby leads through to a side access door as well as to a convenient downstairs shower room, containing a wash hand basin, shower cubical and WC.

The homely kitchen/ breakfast room has an array of built-in cupboards providing plenty of room for storage. A lovely, country-style, gas-fuelled Rayburn powers the home's heating, hot water and cooking duties in the kitchen. Once you experience the cosy warmth of a kitchen stove, you'll never go back! For convenience there is also an electric oven and counter-top hob. A double-glazed door leads through to a sun room, which overlooks the garden, and a useful utility room sits to the side, housing all of the home's white goods, pet supplies and further storage.



Moving upstairs, a split stairwell branches off to one side into a small bedroom - which could be utilised as a home office - and useful overhead storage shelving. The stairs continue up and around to the central landing, which is bathed in light via a south-facing window. The master bedroom sits to one side and has a large bank of fitted wardrobes, providing plenty of storage. To the other side of the landing is another double bedroom with built-in wardrobes, overlooking the front of the property. Behind this is further useful accommodation, which could be used as an additional bedroom, upstairs lounge, games room, larger office or hobby room. This space leads through to the final double bedroom - also with a large fitted wardrobe - and the family bathroom with wash hand basin, WC and bath with overhead shower.





**Outside:** the property is approached over a large bricked driveway, which provides ample parking. Behind this metal gates lead into the garden: a real sun-trap, the garden is blessed with sunlight throughout the day. There is a seating area for al fresco meals, a lawn area and space for a greenhouse for the green-fingered gardener.

A fantastic bonus of this property is the ability to purchase a large workshop by separate negotiation, which sits across from the property: perfect for storage, hobbies or perhaps a home business. There is an additional parking space to the front of the workshop.

**Area:** Talybont is a popular village with a convenience store, hotels, pharmacy, church and bus routes. Further amenities, services and transport hubs are available in the nearby Tre'rddol, Bow Street and Pen-y-garn. The well-loved beaches and seaside towns of Borth and Aberystwyth are just a few miles drive away.

**At a glance:**

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating, Gas
Services:	Mains electricy, water, drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

\* correct as of instruction date | \*\* Source: BT

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

