

John. Francis

www.johnfrancis.co.uk

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PROTECTED



The Property
Ombudsman



NEW
INSTRUCTION



17 Maesyderi, Talybont SY24 5HG

Offers in the region of £149,950

4 Bedroom Semi-Detached House
Off Road Parking
Generous Sized House
EER

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

Located on the Maesyderi Estate in the popular village of Talybont, this four bedroom semi-detached house offers prospective purchasers a perfect opportunity as a first-time buyer's house or as a buy-to-let investment. The property has undergone an extension to the rear providing a bedroom with a disabled facilities bathroom and patio doors to rear. Talybont offers a local shop, garage, two pubs, primary school and regular bus service being only 6 miles from the University town of Aberystwyth and 5 Miles from the beach holiday destination of Borth.

ENTRANCE HALLWAY

Entered via part glazed UPVC door. Carpeted floor, stairs to first floor, door to:

LOUNGE

15'5 x 10'9 (4.70m x 3.28m)
Window to front, carpeted floor.

KITCHEN DINER

17'1 x 8'11 (5.21m x 2.72m)
Fitted with a range of base and eye level units, stainless steel sink and drainer, window to side, window to rear, vinyl flooring.

UTILITY AREA

Worcester gas central heating boiler, door to rear, door to front, door to:

REAR BEDROOM

14'11 x 12'1 (4.55m x 3.68m)
Window to side, patio doors to rear, bathroom area with disabled bath, disabled W.C., hoist.

FIRST FLOOR LANDING

Airing cupboard, carpeted floor. Doors to:

BEDROOM 1

13'1 x 10' (3.99m x 3.05m)
Window to front, built in wardrobe, carpeted floor.

BEDROOM 2

11'5 x 8'10 (3.48m x 2.69m)

Window to rear, carpeted floor, built in wardrobes.

BEDROOM 3

10'1 x 6'10 (3.07m x 2.08m)

Window to front, carpeted floor, built in wardrobe.

EXTERNALLY

To the front is a gravelled area with concrete path, to the rear of the property is a concreted gated parking space.

SERVICES

All mains services connected.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisAber or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

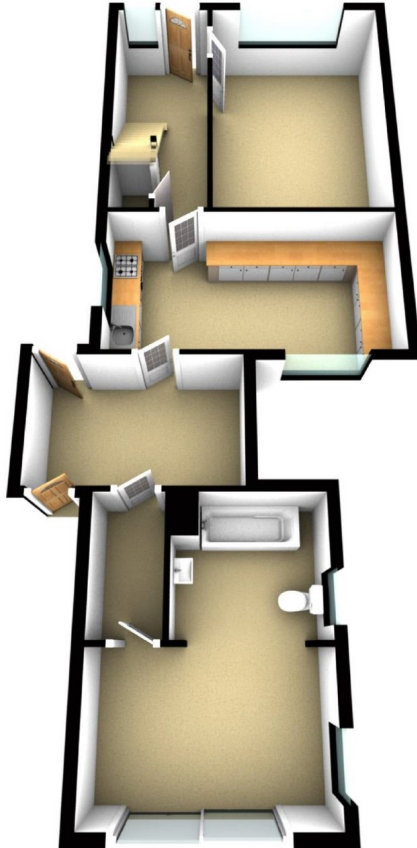
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

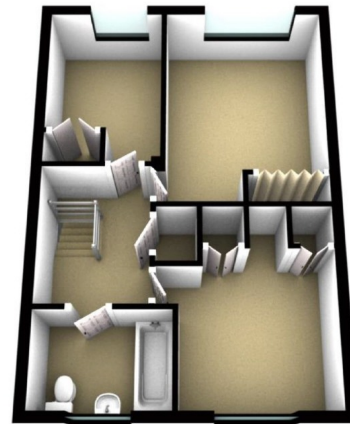
DIRECTIONS

From our Aberystwyth Office, take the A487 north on the Machynlleth road. Continue through the village of Bow Street and onto Talybont. Continue through the village of Talybont passing the school on your right-hand side before arriving at Maesyderi. Follow the road around to the right where the property can be seen on the right denoted by our for sale board.

Ground Floor



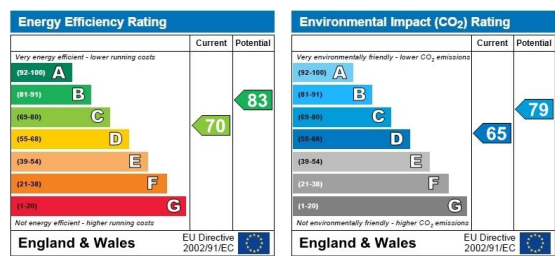
First Floor



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