

NEW
INSTRUCTION



Glanceulan, TALYBONT SY24 5HH

Offers in the region of £350,000

3 Bedroomed Detached House
Original Character Features
Large Grounds With Sun Terrace and Veg Patches
Peaceful Secluded Location
Approx 6 Miles Aberystwyth

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.

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DESCRIPTION

Glanceulan is located in a secluded spot with no near neighbours within strolling distance of the centre of the village of Talybont; an excellent place to enjoy peace and tranquility. The property is set within large grounds with fruit trees, vegetable patches and patio areas. The property has been well maintained by the current owners who have managed to retain the original character features of this grand residence and yet cater for modern living with the wonderful addition of a well proportioned conservatory overlooking the gardens and opening into the patio area. The property has versatile accommodation with four reception rooms, kitchen and bathroom on the ground floor and three bedrooms and bathroom on the first floor. The property benefits from private parking for two large cars and an attached garage. This is a property that must be seen to fully appreciate the peaceful location and character of this beautiful house.

ENTRANCE PORCH

Tiled floor, doors to:

HALLWAY

Tiled floor, doors to:

STUDY

13'8" x 9'2 (4.17m x 2.79m)
Window to fore, double panelled radiator. Alternatively this study could be utilised as a bedroom.

LOUNGE

16'7" x 14'1" maximum (5.05m x 4.29m maximum)
Fireplace incorporating a multi-fuel stove with feature timber mantelpiece, understairs storage cupboard, quarry tiled floor, windows to fore, stairs to first floor accommodation. Door to:

DINING ROOM

14'3" x 11'9 (4.34m x 3.58m)
Fireplace with multi-fuel stove set on slate hearth, feature exposed beamed ceiling, quarry tiled floor, window to fore, radiator, ceiling lights. Opening to:

KITCHEN

9'2 x 7'2 (2.79m x 2.18m)
Modern range of units with solid oak front doors and granite counter tops, incorporating oven with 4 ring hob over, dishwasher and stainless steel extractor hood. 1½ bowl single drainer stainless steel sink unit with mixer tap, tiled splash-back, spotlights, slate tiled floor, window to rear.

UTILITY ROOM

Plumbing for automatic washing machine, radiator, large wall cupboard quarry tiled floor, door to rear and door to

EXTRA RECEPTION ROOM

15' x 9'6 (4.57m x 2.90m)
This room has potential to be used as a bedroom. Quarry tiled floor, vaulted ceiling, 2 double panelled radiators, shelving, 2 windows to rear, door to Conservatory and door to:

SHOWER ROOM

Shower cubicle with shower. W.C., and pedestal wash hand basin. Shaver point and light, single panelled radiator, tiled floor and towel rail.

WRAP-AROUND

CONSERVATORY

L-Shaped 14' Max x 17' Max (L-Shaped 4.27m Max x 5.18m)
Quarry tiled floor and French doors to side patio area and garden.

FIRST FLOOR LANDING

Original stripped pine boarded floor, small access to roof space, radiator and doors to:

BEDROOM 1

11'2" x 13'7 (3.40m x 4.14m)
Window to fore and rear, recessed cupboard, 2 radiators.

BEDROOM 2

L-Shaped 10'3" x 15'8" (L-Shaped 3.12m x 4.78m)
2 windows to fore, 2 radiators.

BEDROOM 3

7'6" x 11'9 (2.29m x 3.58m)
Single panelled radiator and window to fore.

BATHROOM

Comprising panelled bath with shower/mixer tap, pedestal wash hand basin, W.C., towel rail, radiator, tiled splash-back, and shaver point. Window to rear. Airing cupboard.

EXTERNALLY

The property is approached from the council maintained lane over a carriage style bridge way with access leading to vehicle hard-standing area. The gardens are divided into 2 distinct areas which are totally private being level to gently sloping in nature and predominantly laid to lawn with fruit trees, vegetable patch, patio area and bordering the River Ceulan. We believe that the ground in total amount to half an acre or thereabouts. The property maintains fishing rights to the Ceulan river along the length of the property.

GARAGE

17'4 x 13'9 (5.28m x 4.19m)
Located to the side of the property with sliding doors.

HOT TUB

6 Person hot tub will be included in the sale of the property.

SERVICES

To be advised.

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

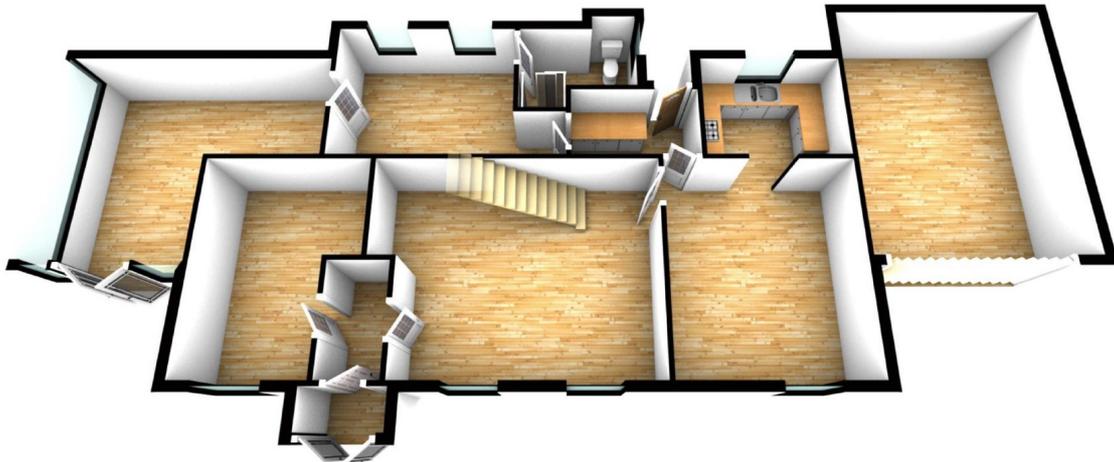
We are advised that the property is Freehold

GENERAL NOTE

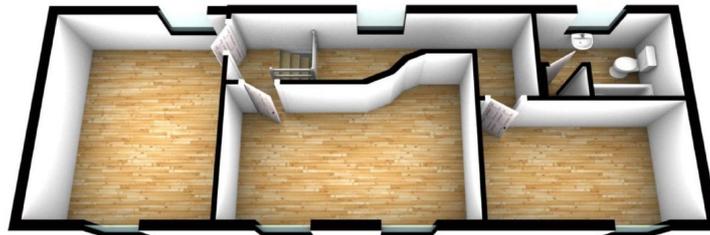
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Ground Floor



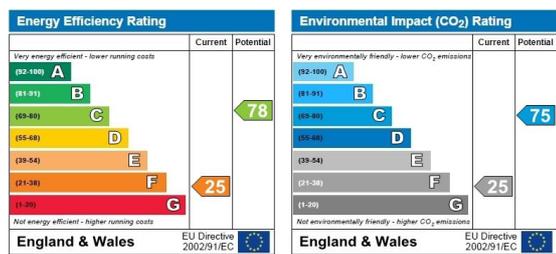
First Floor



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**John.
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