

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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## Gwalia Talsarn, Talsarn, Lampeter, SA48 8QB

**Guide Price £199,500**

Delightful deceptively spacious country cottage with lovely private gardens & grounds & well appointed accommodation providing a tasteful mix of original character and modern living. With its deceptively spacious layout, this property can easily accommodate a second bedroom, making it an ideal choice for a variety of buyers.

One of the standout features of this property is its lovely cottage-style gardens, which provide a picturesque setting for outdoor enjoyment. The property boasts off-road enclosed parking, offering peace of mind and easy access. Situated in a convenient location just a short distance from the coastal town of Aberaeron, where you can enjoy stunning sea views, delightful shops, and local eateries. This property is perfect for those seeking a peaceful retreat while still being close to essential amenities. Excellent opportunity for first-time buyers or anyone looking for a serene lifestyle in the heart of the Welsh countryside. Do not miss the chance to make this delightful cottage your new home. **\*\* AVAILABLE CHAIN FREE \*\***

## Location



This attractive property is situated in the scenic Aeron Valley, noted for its beauty. The property is convenient to the pretty Georgian harbour town of Aberaeron renowned for its destination bars, restaurants and hotels whilst also being within easy travelling distance of the university town of Lampeter and within an easy driving distance of the larger town of Aberystwyth to the north. Talsarn itself holds historical significance as the former residence of famous welsh poet Dylan Thomas who resided at the nearby Plas Gelli mansion from 1941 to 1943. This location offers a unique opportunity to explore the Welsh countryside being within reach of therapeutic walks through the Welsh land and valleys, all adding to the appeal of this lovely country cottage.

## Description



A delightful renovated end terrace cottage that is deceptively spacious & must be viewed to be truly appreciated. The property has the benefit of electrical central heating, uPVC double glazing & affords more particularly the following -

The property has recently been fully refurbished to include -

- New Kitchen
- New Flooring
- Updated Wiring
- New lighting

- New Shower Room
- Fully redecorated
- New Log Burner
- New side porch
- Fully renovated garden area
- No onward chain.

## Front Entrance Door to -

### Living / Dining Room

18'4" x 14'2" (5.59m x 4.34m)



An inviting & spacious room with new wood burning stove in feature stone fireplace, new window to front, electric heater, BT Wi fi connection point. New ceiling with spot lights, new vinyl flooring, space for dining table, open staircase to first floor

### Kitchen

6'5" x 12'7" (1.98m x 3.84m)



A light & airy galley style kitchen with lovely views over the fish pond & gardens to the rear. The kitchen provides a range of new base & wall units, marble effect Formica work top, Belfast sink with mixer tap, electric oven and grill, new induction hobs with extractor hood over, new vinyl floorin, tongue and groove panelling to ceiling & spot lights.

### Inner Hallway

4'5" x 7'6" (1.35m x 2.31m)



with doors leading to rear porch and bathroom, plumbing for automatic washing machine

### Utility Room / WC

6'3" x 7'4" (1.93m x 2.24m)



with WC, heated towel rail, vinyl flooring, space for free standing appliances & new base and wall units,

### Rear Snug / Sun Room

6'0" x 8'3" (1.85m x 2.54m)



A delightful space to the rear of the property with lovely views of the garden, ideal space for reading, a cup of coffee & general relaxation. Vinyl flooring, side glass door into -



### Lean-to Porch

9'3" x 15'5" (2.82m x 4.72m)



being L shaped of timber construction with 2 doors to grounds at the rear, concrete base providing a range of shelving and concrete access to -

### Hobby Room / Bedroom 2

14'9" x 12'7" (4.50m x 3.86m)



(Airbnb potential, STC) Of timber frame construction being timber clad and fully insulated roof, side windows, vinyl flooring, multiple sockets, spot lights, heater

### FIRST FLOOR

### Landing



with airing cupboard and 'Velux' window over allowing plenty of natural light to beam through the property.

### Bedroom

8'5" x 7'1" (2.59m x 2.18m)



A spacious bedroom having been fully redecorated, access to loft, new window to front & painted timber flooring.

### Shower Room

12'0" x 14'2" (3.68m x 4.32m)



A contemporary suite having walk in shower with side glass panel, single wash hand basin and vanity unit, vinyl flooring, heated towel rail, spot lights to ceiling.

### Externally



The gardens & grounds are a really highlight of this property, being 30m deep from the road front , having been well landscaped & kept by the current owners, now offering a delightful tranquil setting for those looking for peace & quiet & outdoor space, of particular appeal to those with a horticultural interests due to the range of attractive vegetable patches & flower beds. The property is accessed from the adjoining foot path along the B4337 with a separate side footpath access which leads into the garden. Vehicular access is provided from the adjoining private estate road. New feature gravel patio area to the rear of the building and fronting onto the feature pond

### Further Gardens



Laid to lawn with mature trees & new beech hedges on the borders.

### Glasshouse

8'0" x 6'0" (2.44m x 1.83m)



## Feature Pond



## Seating Area



## Workshop / Outbuilding

20'0" x 8'0" (6.10m x 2.44m)



## Garden Shed



A useful building of timber frame, currently used as a bird house but with a range of potential uses, with side windows and door, electricity socket.

## Chicken Coop



## Off-Road Parking



Accessed via private estate road

## Council Tax Band 'D'

We understand that the property is in council tax band 'D', with the amount payable per annum being £2296 (subject to change)

### **Services**

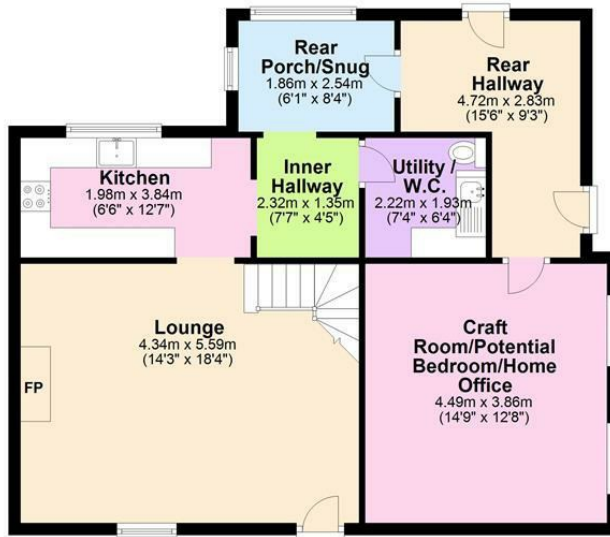
The property benefits from connection to main water, electricity & drainage. Electric central heating. Ultrafast broadband available (subject to any connection charges)

### **Directions**

What3Words: shapeless.sorters.neutron

From Lampeter take the A482 towards Aberaeron, after passing through Creuddyn Bridge at the top of a steep hill take the right hand turning on to the B4337, continue to the village of Talsarn, over a humpback bridge, past Dalton's ATV's on your left, the property can then be seen shortly after on your left hand side as identified by the agents for sale board.

## Ground Floor



## First Floor



Total area: approx. 96.7 sq. metres (1041.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Gwalia, Talsarn, Lampeter



## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 48      | 78        |

England & Wales EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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