



**APARTMENT 3
EMPORIUM
ADAM STREET
TALYBONT
SY24 5ER**



- **VERY WELL APPOINTED FIRST FLOOR APARTMENT**
 - **OFFERING 2-BEDROOM ACCOMMODATION**
 - **IDEAL LOW-MAINTENANCE FIRST TIME BUY OR INVESTMENT**
- **CENTRAL POSITION WITHIN THIS WELL SERVED AND POPULAR VILLAGE**
 - **WELL LAID OUT AND APPORTIONED ACCOMMODATION**
 - **COUNTRYSIDE VIEWS TO REAR**

**Offers invited in the region of
£139,995**

DESCRIPTION

IDEAL FOR LOW-MAINTENANCE FIRST TIME BUY OR INVESTMENT!

A fantastic opportunity to acquire a first floor, well apportioned apartment, set within this popular and well serviced village. The Apartment forms part of a former Mill which we believe was converted into accommodation circa 2018.

The property, which offers generous and well laid out accommodation is set within a central and location within the village and enjoys fantastic, elevated views to the rear. The property would be ideally suited to those seeking a low maintenance and modern property, outside of the hustle and bustle of a town, yet in a convenient location, within a popular and welcoming community and being within easy travelling distance to Aberystwyth and Machynlleth.

LOCATION

The property is situated within the popular and much sought after village of Talybont, just over 8-miles North of the west Wales University and coastal town of Aberystwyth. The mid-Wales market town of Machynlleth is approximately 11.5-miles to the north, making Talybont an ideal base for those utilising both towns.

The village provides for several amenities, to include village Pub, Grocery Shop, Garage, Primary School and places of Worship. The village, straddling the main A487 road - has a frequent bus-service in both directions. The popular coastal village of Borth with its sandy beaches is within some 5-miles.

ACCOMMODATION – of approximate dimensions

Communal Front Entrance door with direct intercom into:

Communal Hall: With Stairs elevating to the first-floor accommodation and Main Entrance Door into:

FLAT 3

HALLWAY	Large walk-in storage Cupboard (6'4 x 3'). Airing Cupboard and Doors to:
LIVING ROOM	(18' x 14'5) Double glazed window to rear with open views, electric heater.
DINING KITCHEN	(16'5 x 11'2) Two double glazed windows to front, base units, 4 ring ceramic hob with stainless steel effect extractor hood over, electric oven, tiled splashbacks, appliance spaces, breakfast bar and plumbing for automatic washing machine.
BATHROOM	(10'2 x 5'10) Panelled bath with mixer taps and shower head over, wash hand basin, WC, double glazed window to rear, tiling to 2 walls, tiled floor.
BEDROOM ONE	(13'max/11'4 x 10'10) Double glazed Bay window to front.
BEDROOM TWO	(14'6 x 13'7 max) Double glazed window to rear. Heater.
EXTERNALLY	Generous Communal Rear Garden.
TENURE	We are advised that the property is Leasehold. Details of the term and outgoings of the Lease have been sought.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
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DIRECTIONS

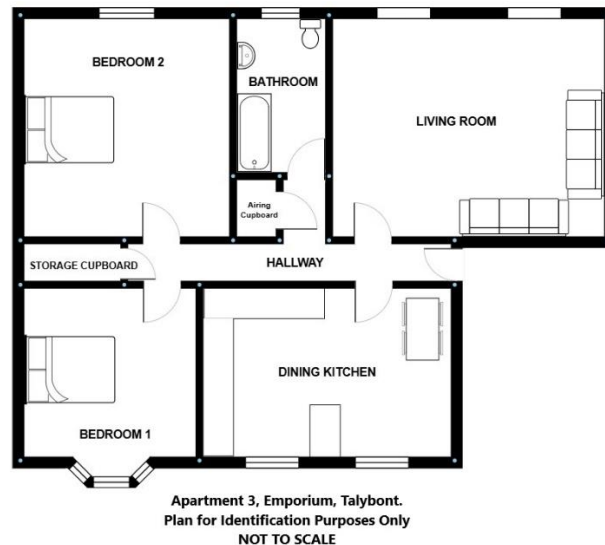
Proceed into Talybont, passing the village pub on the right and the Emporium will be found a short distance along on the right-hand side of the road.

PROOF OF FUNDING

We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING

Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.



EPC

CURRENT 65D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

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.