



**TEMPERANCE COTTAGE
TALIESIN
MACHYNLLETH
SY20 8JH**



- **BEAUTIFULL THREE-STOREY COTTAGE IN THE HIGHLY SOUGHT-AFTER VILLAGE OF TALIESIN**
- **TWO SPACIOUS DOUBLE BEDROOMS, BOTH WITH EN-SUITE FACILITIES**
- **CHARACTERFUL LIVING SPACE WITH WOOD-BURNING STOVE AND FEATURE VAULTED CEILING TO THE KITCHEN**
- **REAR GARDEN AND OPEN COUNTRYSIDE VIEWS FROM THE REAR ELEVATION**
- **CONVENIENTLY LOCATED APPROXIMATELY NINE MILES EQUI-DISTANT TO ABERYSTWYTH AND MACHYNLLETH**

Three-Storey Village Home with En-Suite Bedrooms and Open Views

This beautifully reimagined mid-terrace cottage offers far more than first meets the eye. Situated in the very popular and much sought-after village of Taliesin, the property combines character, comfort and contemporary style across three inviting levels.

Step inside and discover light-filled rooms with an easy, modern flow. The main living area radiates warmth, centred around a wood-burning stove that creates the perfect setting for cosy evenings in. The kitchen makes a striking impression with its partly vaulted ceiling, enhancing the sense of openness and architectural interest — an inspiring space for everything from relaxed breakfasts to lively dinner gatherings.

Upstairs, two generous double bedrooms each enjoy their own en-suite facilities, offering privacy and boutique-style comfort — ideal for hosting guests or creating a peaceful retreat at the end of the day. A convenient ground floor cloakroom further enhances the practicality of this cosy and characterful home.

To the rear, the enclosed garden provides a private outdoor haven.

A particular highlight of the property is the captivating outlook enjoyed from inside the home, from the rear elevation, where windows frame far-reaching countryside views stretching towards Ynyslas and Borth — a constantly changing landscape that can be appreciated in every season.

Perfectly positioned, the property enjoys easy access to both Aberystwyth and Machynlleth, each approximately nine miles away.

Aberystwyth is a vibrant seaside town celebrated for its sweeping promenade, historic castle ruins, independent boutiques and thriving café culture. Home to a well-regarded university and a lively arts scene, it blends coastal beauty with cultural energy — from sunset strolls along the pier to theatre evenings and bustling local markets.

Machynlleth, often referred to as the ancient capital of Wales, is rich in heritage and creativity. Surrounded by dramatic landscapes, it's a haven for artists, food lovers and outdoor enthusiasts alike. Its colourful high street, renowned galleries and strong community spirit make it one of Mid Wales' most distinctive market towns.

And when the coast calls, the golden dunes and expansive sands of Ynyslas and Borth are just a short drive away — perfect for beach days, water sports or simply breathing in the fresh sea air.

This is more than a cottage — it's a lifestyle opportunity with a village and community appeal.

ACCOMMODATION – of approximate dimensions

Double glazed main entrance door into

RECEPTION PORCH Feature quality tile and Pebble flooring, electric boxes and door to:

LIVING ROOM **16'1 x 11'6 min**
Double glazed window to front, exposed timber floor, wood burning stove set in a recessed fireplace with brick arched soldiers and elevated mantle, door to the Inner Hallway and further door to the Kitchen Diner. Door to:

CLOAKROOM Low level flush WC, pedestal wash hand basin, double glazed window to front and wall shelving.

KITCHEN DINER **12'6" x 10'**
Base and wall units, single bowl and drainer sink unit with mixer taps over, plumbing for washing machine, double glazed side entrance door, 4 ring

ceramic hob with stainless steel effect filter hood over, electric oven, feature alcove shelving, large double glazed window to rear with open views, part vaulted and part open beamed ceiling with 'Velux' window.

INNER HALLWAY Double glazed window to rear, staircase with feature timber treads and feature 'Branch' handrail elevating to:

FIRST FLOOR ACCOMMODATION

MAIN LANDING Double glazed window to rear with open views, stairs elevating to the second floor accommodation and door into:

BEDROOM ONE **16'1 x 10'4 average**
Double glazed window to front, built in wardrobe and door to:

EN SUITE **9'10 x 8'4 max**
Steps descending into the En-Suite. Double glazed window to side, airing cupboard, Low level flush WC, pedestal wash hand basin, panelled bath with 'Triton' shower and glazed shower screen over, feature internal window to rear, sloping ceilings and 'Dimplex' fan heater.

SECOND FLOOR ACCOMMODATION

MAIN LANDING Shelved linen cupboard and door to:

BEDROOM TWO **16'3 x 12'10 max**
Double glazed picture window to rear with open views, double glazed window to side and door leading through to:

EN SUITE Low level flush WC, 'Velux' window to rear, pedestal wash hand basin, glazed and tiled show cubicle with 'Triton' shower. Extractor fan.

EXTERNALLY To the rear of the property is an adjoining timber decked area with open views and stone steps descending to an enclosed low maintenance garden with under-deck woodstore. Pedestrian right of way access.

TENURE We are advised that the property is Freehold.

SERVICES We are advised that Mains Electricity and Drainage is connected to the property.

COUNCIL TAX We are advised that the property is currently Council Tax Band C

VIEWING Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

What3Words: **///snuck.branch.kinder**

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

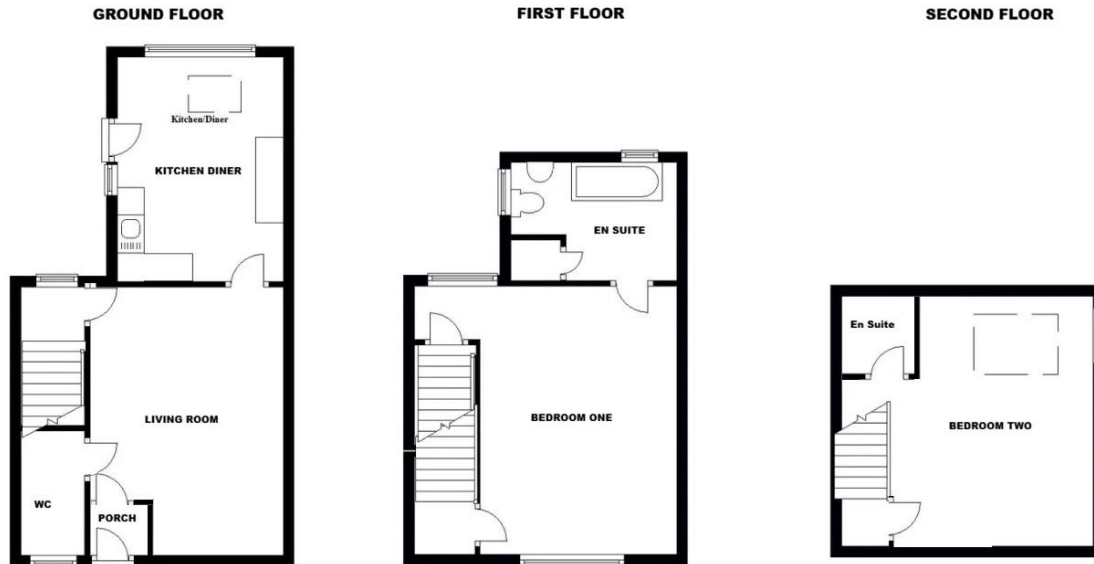
MONEY LAUNDERING Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

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.

FLOORPLAN



PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		
TEMPERANCE COTTAGE A487T TALIESIN VILLAGE TALIESIN SY20 8JH		Energy rating E	
Valid until 26 April 2031		Certificate number 4839-4824-5000-0763-5222	























