



**GELLI DEG
TALIESIN
CEREDIGION
SY20 8JH**



- **BEAUTIFULLY REFURBISHED TURNKEY DETACHED BUNGALOW FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT**
- **ENJOYING PANORAMIC COUNTRYSIDE VIEWS TOWARDS BORTH AND YNYSLAS, WITH A LARGE DECKED TERRACE IDEAL FOR OUTDOOR LIVING**
- **OPEN-PLAN LIVING KITCHEN WITH INTEGRATED APPLIANCES, PERFECT FOR FAMILY LIFE AND ENTERTAINING**
- **ENERGY-EFFICIENT HOME FEATURING AN AIR SOURCE HEAT PUMP, SOLAR PANELS AND EXCELLENT INSULATION TO HELP REDUCE RUNNING COSTS**
- **VERSATILE THREE-BEDROOM ACCOMMODATION WITH PRIVATE GARDENS**

A Beautifully Refurbished Modern 'Turnkey' Home with Panoramic Views

Occupying an enviable elevated position with panoramic views across the Mid Wales countryside towards the coastline at Borth and Ynyslas, this exceptional detached bungalow has been comprehensively refurbished to an outstanding standard, creating a stylish, energy-efficient home that is ready for immediate occupation.

Every aspect of the property has been carefully upgraded, including a new roof, complete electrical rewire, new windows and external doors, quality oak internal doors throughout, and an impressive programme of modernisation, resulting in a home that perfectly blends contemporary comfort with its idyllic rural surroundings.

At the heart of the property is a superb open-plan family living kitchen, thoughtfully designed for both everyday living and entertaining. Finished with a range of modern integrated appliances and complemented by a luxury coffee machine, this light-filled space enjoys a wonderful connection to the surrounding landscape.

The versatile accommodation currently provides three well-proportioned bedrooms, together with beautifully presented living space that is flooded with natural light. The flexible layout offers scope to suit a variety of purchasers, whether as a permanent family home, retirement property, holiday retreat or investment opportunity.

Step outside the bifold doors from the Living Kitchen and the property continues to impress. A generous decked terrace extends provides the perfect setting for al fresco dining or simply relaxing whilst taking in the views towards Borth, Ynyslas and the surrounding countryside. Beneath the decking is a useful enclosed storage area, ideal for garden equipment, bicycles or outdoor furniture.

To the rear, a large, enclosed garden provides an excellent outdoor space with convenient pedestrian access directly into the village centre. A private driveway offers ample off-road parking, while the lower front grounds provide additional vehicular access from the adjoining minor county road, presenting further flexibility.

The property has also been enhanced with an air source heat pump and solar panels, which generate electricity and export surplus energy back to the National Grid, providing excellent energy efficiency (EPC Band 86 B) and helping to reduce running costs. Beautifully presented throughout, both internally and externally, this is a truly turnkey home.

The property enjoys an enviable position approximately midway between the thriving university and coastal town of Aberystwyth and the historic market town of Machynlleth, offering the perfect balance of peaceful rural living and excellent accessibility.

The picturesque seaside village of Borth lies just a short drive away and is renowned for its magnificent three-mile stretch of sandy beach, spectacular sunsets and relaxed coastal atmosphere. Borth also benefits from a railway station on the scenic Cambrian Coast Line, providing regular services to Aberystwyth, Machynlleth, Shrewsbury and Birmingham, making commuting and exploring the region remarkably convenient.

Nearby Ynyslas, situated within approximately four miles, is one of Wales' most treasured coastal destinations. Home to the spectacular Ynyslas National Nature Reserve, visitors can enjoy vast golden sand dunes, miles of unspoilt beaches, extensive walking trails and internationally important wildlife habitats forming part of the Dyfi National Nature Reserve. The beautiful sandy beach at Ynyslas is widely regarded as one of the finest on the Welsh coastline, offering breathtaking scenery and ample space for family days out, water sports and peaceful coastal walks.

To the south, Aberystwyth (approximately eight miles) is one of Wales' most vibrant coastal towns, combining a rich cultural heritage with excellent shopping, restaurants, cafés and leisure facilities. Home to Aberystwyth University and the National Library of Wales, the town boasts a Victorian promenade, marina, sandy beaches, independent retailers and a wide range of sporting and recreational opportunities.

To the north, the attractive market town of Machynlleth (approximately nine miles) is steeped in history and is widely recognised as the ancient capital of Wales. Offering an excellent selection of independent shops, cafés, restaurants, supermarkets and regular markets, the town is also renowned for its vibrant arts scene, the Museum of Modern Art (MOMA Wales), and excellent transport connections via both road and rail.

Combining exceptional presentation, modern energy efficiency, fantastic views and an enviable location between the coast and countryside, this outstanding home represents a rare opportunity to acquire a beautifully renovated property in one of Mid Wales' most desirable settings.

PRICE: Offers invited in the region of £320,000

ACCOMMODATION (of approximate dimensions)

Double Glazed Bi-Fold Doors lead from the large terrace into:

LIVING KITCHEN	5.22m x 5.88m An amazing family space - offering a modern fitted kitchen with integrated Bosch appliances to include: dishwasher, washing machine, tumble dryer, warm drawer, Oven, coffee machine, Fridge/freezer and large 5-ring induction hob. A modern twist with island, hard flooring, downlights, bi-folding triple aluminium doors. Bringing the inside outdoors and enhancing these spectacular views. Dining area with decorative panelling and modern radiators. Double-glazed windows to rear and side, rear entrance door, opening to the Main Hallway and door to:
CLOAKROOM	1.20m x 1.89m WC, wash hand basin and solar panel system.
MAIN HALLWAY	Timber effect flooring and doors off to:
BEDROOM ONE	2.78m x 6.98m Timber effect flooring, double-glazed window to the front with open views.
BEDROOM TWO	2.95m x 5.63m Timber effect flooring, double-glazed window to rear.
BEDROOM THREE	2.77m x 3.16m Timber effect flooring, double-glazed window to the front with open views.
SHOWER ROOM	1.89m x 2.55m Large low-level shower, vanity sink and WC unit. Double-glazed window to the rear.
EXTERNALLY	The property is approached along a privately owned, tarmac driveway which leads to the front of the property provides parking for several vehicles. A large elevated decked area is situated to the front with an adjoining mainly lawned and established front garden.

To the rear of the property is a large and mature garden with planted, lawned and private sitting areas. A gated pedestrian rear access allows direct access into the centre of the village.

TENURE

We are advised that the property is Freehold. We understand that there is an area of Japanese Knotweed within the rear garden which our clients have commenced a treatment program on to eradicate.

SERVICES

We are advised that Mains Water, Drainage and Electricity is connected to the property with an Air Source heating system and Solar Panels.

VIEWING

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

What3Words:

///monopoly.abstracts.mouth

COUNCIL TAX

We are advised that the property is currently in Band D

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.

EPC

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gelli Deg Taliesin MACHYNLLETH SY20 8JH		Energy rating B
Valid until 12 May 2036	Certificate number 0330-2497-6650-2396-4271	

FLOORPLAN



All measurements are approximate and for display purposes only. Not to Scale

























