



## **5 Aeron View, Talsarn SA48 8QB**

**Offers in the region of £249,000**

**\*\* LARGE INDIVIDUALLY DESIGNED 4 BED (4 BATH)  
PROPERTY - VIEWING ESSENTIAL \*\***

**26' Living Room & Sun Lounge  
Impressive Galleried Landing  
Garage & Car Parking Area**

EJ/DT/69803/230419

## DESCRIPTION

**\*\* SUPERBLY PRESENTED INDIVIDUALLY DESIGNED 3/4 BED (3 EN SUITE) FAMILY HOME - VIEWING HIGHLY RECOMMENDED \*\***

An individually and uniquely designed detached property providing most appealing spacious accommodation of practical layout suiting a large family. The property offers deceptively spacious accommodation and internal viewing is essential to fully appreciate what's on offer including a 26' long living room with a modern open plan kitchen/diner and a large galleried landing overlooking both the kitchen area and hallway. Outside there is ample car parking area to the front leading to the garage with mature landscaped garden to rear with summer house. The University town of Lampeter is 6 miles away with the lovely coastline at Aberaeron some 20 minutes drive away.

## ACCOMMODATION

The property provides prospective purchasers with an opportunity of acquiring a most desirable individually designed and unique property offering deceptively spacious accommodation. The property would ideally suit a large family including 3 / 4 bedrooms and 4 bathrooms and traditionally built cavity walls lined with a slated roof with rendered and painted elevations. The property benefits from oil fired central heating and double glazed windows throughout. The accommodations provides as follows:

### ENTRANCE HALL

15'8 x 9'2 (4.78m x 2.79m)  
Double glazed front entrance door, 2 radiators, access to first floor, door to:

### LIVING ROOM

26'6 x 12'10 (8.08m x 3.91m)  
Ornate fireplace and surround incorporating a coal effect electric fire, double aspect windows, 2 radiators.

### DOWNSTAIRS BEDROOM 1

12'4 x 11'3 (3.76m x 3.43m)  
Window to front, radiator, door to:

### EN SUITE SHOWER ROOM

7'1 x 6'1 (2.16m x 1.85m)  
Modern suite comprising tiled shower cubicle, pedestal wash hand basin, low level flush WC, radiator, tiled floor, window to side, extractor fan.

### OPEN PLAN KITCHEN/DINER

20'3 x 14'6 (6.17m x 4.42m)  
Open plan style with a range of fitted base and eye level cupboards with work top surfaces over, single drainer sink unit with mixer tap, space for fridge/freezer, built in stainless steel electric oven with stainless steel chimney hood over. Tiled surrounds, 2 radiators, tiled floor, access to dining area with double glazed .external french doors leading to garden. Door to:

### SUN LOUNGE

12'9 x 12'5 (3.89m x 3.78m)  
Vaulted ceiling, double glazed rear exterior doors, double aspect windows, radiator, beamed ceiling,

### UTILITY ROOM

12'10 x 6'1 (3.91m x 1.85m)  
With a range of fitted base and wall units with work top surfaces over, plumbing and space for washing machine and dryer, oil fired central heating boiler, single drainer sink with mixer tap, tiled floor, window to rear, radiator, extractor fan, double glazed side exterior door.

### FIRST FLOOR GALLERIED LANDING

A most attractive area with feature window to front, 2 Velux windows, built-in airing cupboard, radiator, beamed vaulted ceiling, built-in linen cupboard, gallery area at both ends overlooking the hallway and kitchen/diner.

### BEDROOM 2

12'4 x 11'4 (3.76m x 3.45m)  
Double aspect windows, beamed ceiling, radiator.

### BATHROOM

9'5 x 6'9 (2.87m x 2.06m)  
Modern suite comprising of bath with electric shower over, low level WC, pedestal wash hand basin, radiator, window to front, extractor fan.

### BEDROOM 3

13' x 12'10 (3.96m x 3.91m)  
2 Velux windows, window to side, radiator, doors to

### WALK-IN DRESSING ROOM

6'1 x 5'9 (1.85m x 1.75m)

### EN SUITE SHOWER ROOM

Modern suite comprising of tiled shower cubicle, low level WC, pedestal wash hand basin, radiator, extractor fan, window to side.

### BEDROOM 4

15' x 11'4 (4.57m x 3.45m)  
Window to rear, radiator, beamed ceiling, door to:

### EN SUITE SHOWER ROOM

8'6 x 4'11 (2.59m x 1.50m)  
Modern suite comprising of tiled shower cubicle, low level WC, pedestal wash and basin, radiator, extractor fan, window to side.

## EXTERNALLY

The property is set on a level plot with gravelled forecourt providing ample car parking area leading to s **DETACHED GARAGE - 19'9 x 10'10** with up and over sliding door with power and light connected. A garden area to the side of the property with a pathway leading to the walled private rear garden with some lawned areas, shrub borders, mature trees and conifers and timber constructed **SUMMER HOUSE**.

## PLEASE NOTE

We have been informed by the owners that there is planning for residential development on the adjacent land.

## SERVICES

We are advised mains electricity, water and drainage are connected to the property.

## VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail [lampeter@johnfrancis.co.uk](mailto:lampeter@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  
@JohnFrancisLamp or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

We are advised that the property is Freehold

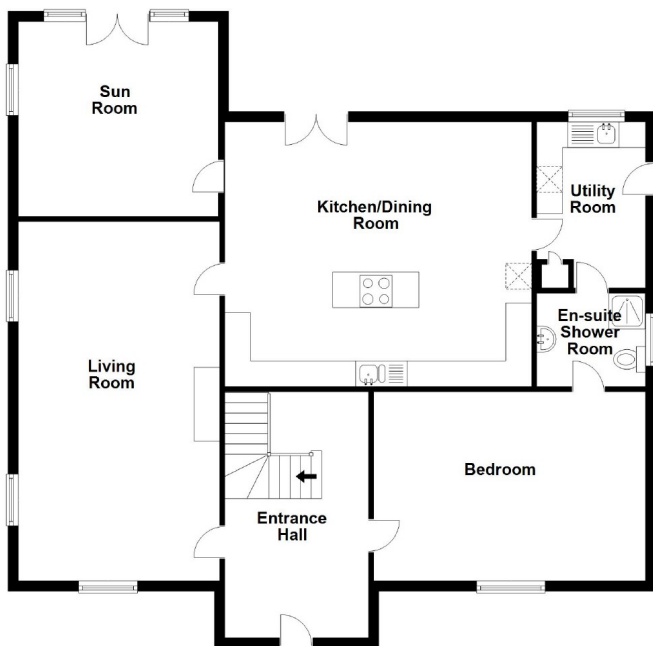
## GENERAL NOTE

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.

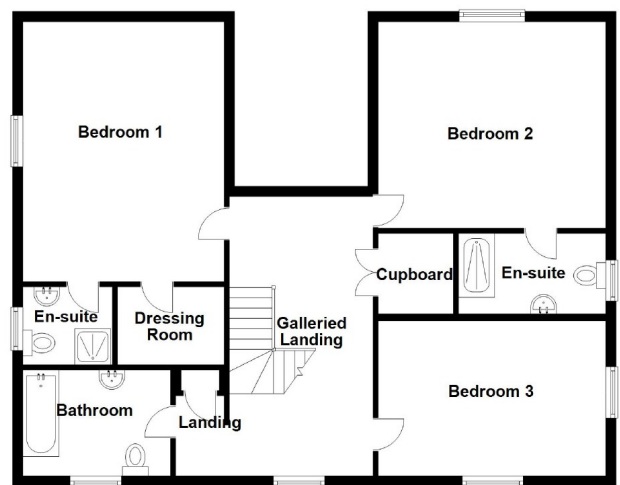
## DIRECTIONS

From Lampeter take the main A482 Aberaeron road and carry on for some 5 miles until arriving at Creuddyn Bridge. Take a right turning at the junction signposted B4337 Llanrhystud and continue down for approx 0.75 mile until arriving at Talsarn. Proceed through the village and the property will be found further on the left on leaving the village.

Ground Floor



First Floor



## 5 Aeron View, Talsarn SA48 8QB



**John.**  
**Francis**