

## Trisant

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Viewing Arrangements  
Strictly by appointment  
through Alexanders

## Trisant

Guide Price £150,000

Located in the village of Trisant, this detached three-bedroom house offers renovation potential, ideal for those looking to create their perfect home. The property features a garage with parking, spacious front and rear gardens, multiple sheds for storage, and breath-taking countryside views.

Welcome to this detached three-bedroom house brimming with renovation potential, offering a fantastic opportunity to create your dream home. Inside, you'll find ample sized rooms that include reception areas, a kitchen with potential to extend, dining room, and a convenient utility room. The property is perfectly positioned to take advantage of breath-taking countryside views, allowing you to enjoy the beauty of nature from the comfort of your home.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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T: 01970 636000



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### ENTRANCE

The property is entered through the front, leading into a welcoming porch area.

### PORCH

Enter through the glass-panelled front door, with windows to the side and front offering views of the front garden. A wooden, glass-panelled door leads you into the reception hallway.

### HALLWAY (5.18m x 1.09m)

The hallway features original quarry tiles to floor, a wall-mounted radiator, and stairs leading to the first floor. A cupboard houses the fuse box and electricity meter, with additional under-stair storage, and doors leading to:

### LOUNGE (6.01m x 3.01m)

The lounge is a sizeable area, featuring a double-glazed bay window to the front elevation, a multi-fuel burner with a wooden surround and slate tile hearth, and a wall-mounted radiator. A single-glazed window offers a view into the utility room.

### LOUNGE TWO (3.85m x 2.97m)

The second lounge is a versatile space, suitable for a variety of uses, and features a bay window to the front elevation, original floorboards, a wall-mounted radiator, and an original fireplace (currently blocked up). Additionally, it is equipped with BT power points.

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### **DINING AREA (4.09m x 2.85m)**

This room features original quarry tiles on the floor, a multi-fuel burner with a back boiler, an oven and hotplate set on a slate tile hearth, as well as a wall-mounted radiator and thermostat. Window to the side elevation and Velux window. Door leading to the utility room and an open entrance to the kitchen.

### **KITCHEN (3.42m x 2.18m)**

The kitchen features slate flooring, cream base and eye-level units, and a stainless steel sink with a mixer tap. It includes space for a cooker, a window to the side elevation, and a Velux window that enhances natural light. There is also potential to extend the kitchen area, allowing for further customization and expansion.

### **UTILITY ROOM (3.36m x 1.75m)**

The kitchen includes a stainless steel sink and ample space for white goods. Single-glazed windows to the rear and side elevations offer lovely views of the rear garden, while an additional single-glazed window provides a glimpse into the lounge area.

### **STAIRS LEAD TO THE FIRST FLOOR;**

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### **BEDROOM THREE (3.09m x 2.52m)**

The smallest bedroom features a window to the front, a wall-mounted radiator, and a cupboard housing the hot water cylinder.

### **BEDROOM TWO (3.01m x 2.95m)**

This generously sized bedroom boasts original floorboards, a wall-mounted radiator, and a connected hand wash basin, along with a window to the front elevation.

### **BATHROOM**

The bathroom comprises a bath with an overhead shower and a glass shower panel, a hand wash basin, and a low flush W.C. An opaque window to the front elevation ensures privacy while allowing natural light to brighten the space.

### **BEDROOM ONE (5.20m x 2.57m)**

The largest bedroom in the property features original floorboards, a wall-mounted radiator, and a window to the front elevation.

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### EXTERIOR

This property features a spacious front garden with grass lawn areas, complemented by a large side lawn with various mature shrubs and trees, as well as a rear patio. Multiple sheds provide ample storage, including one housing the boiler and another equipped with electricity. The garden also contains an oil tank for the central heating system. The standout feature is the impressive large lambswool-lined structure, complete with wooden flooring, a log burner with a flue, electric connections, and windows enveloped all around. It benefits from armoured cable running to it and has its own fuse box, making it a cosy and functional space for year-round use

### GARAGE

The garage, located directly opposite the property, offers ample space for two cars, providing convenient off-road parking.

### IMPORTANT INFORMATION

### TENURE

Freehold

### SERVICES

This property is connected to mains electric and water and features oil central heating, along with double-glazed windows throughout.

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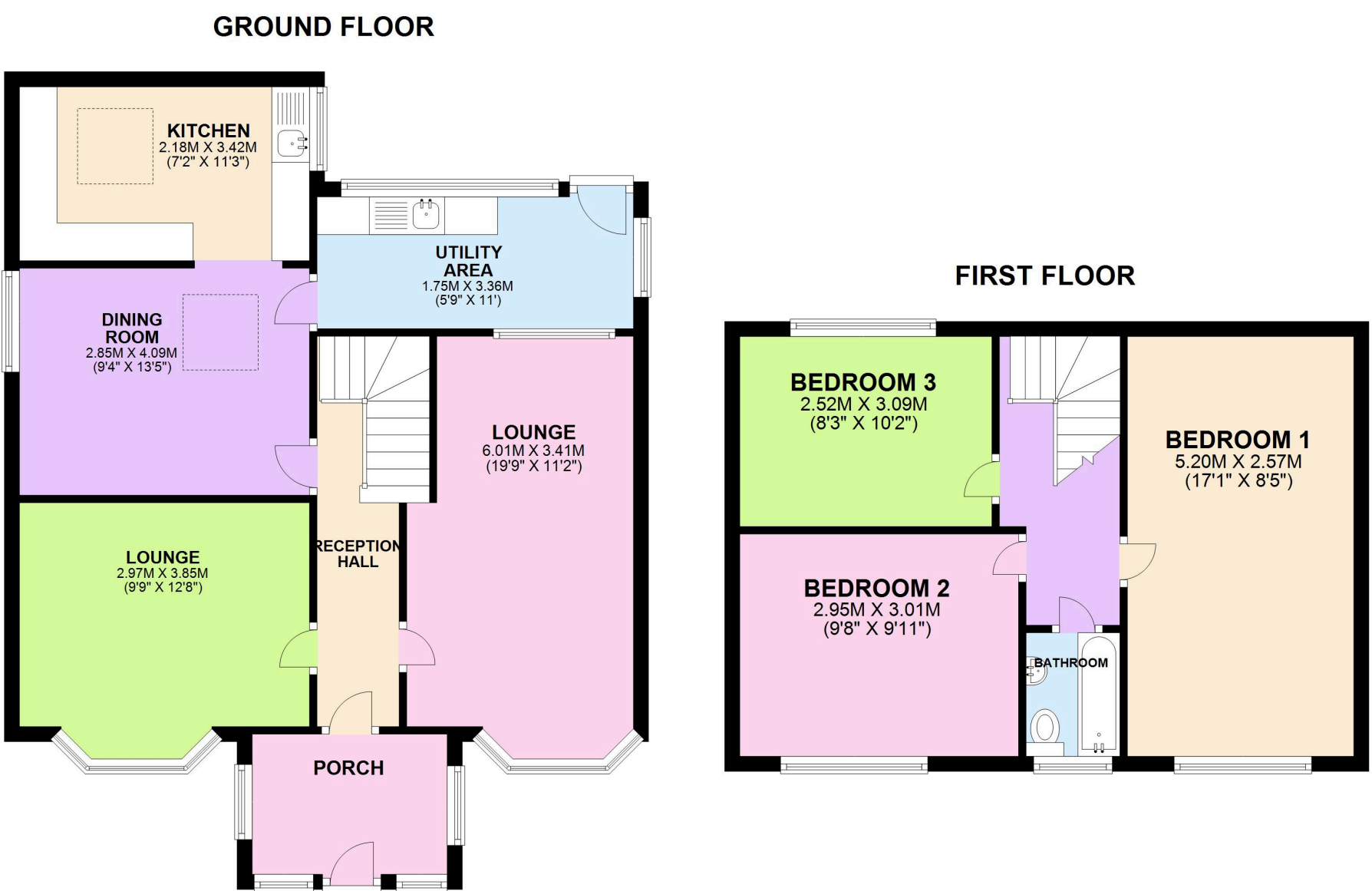
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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS 2024** - Intending purchasers will be required to provide identification documentation at a later stage, and we kindly ask for your cooperation to avoid any delays in finalizing the sale. Please note, there will be a charge of £25 per person for this service.

VIEWINGS

Accompanied. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information.

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