



FOR SALE BY PRIVATE TREATY

Versatile with potential for numerous uses, shop/studio with extensive living accommodation. Suitable for B&B, annex flat or restaurant subject to planning.

**BIRMINGHAM HOUSE
1 LONDONDERRY TERRACE
DOLL STREET
MACHYNLLETH SY20 8BG**



The attractive and distinct property is prominently conveniently located fronting Main Street between the railway station and town centre. The accommodation is such that it can be laid out in numerous ways to suit. The shop has interlinking doors with the living accommodation or could be used independently or even split into two units. In the last 10 years the property has been extensively renovated and is in good cosmetic order. Works undertaken include new roof, gas central heating and uPVC double-glazing.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

Birmingham House, 1 Londonderry Terrace, Doll Street, Machynlleth, SY20 8BG

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

MAIN SHOP



14' x 16' 10" (4.27m x 5.13m)

Double fronted wide display windows to either side of a wide pedestrian access door. Original moulded cornice. Double radiator. Open archway through to:

SHOP



10' 8" x 13' (3.25m x 3.96m)

Door to rear hall. Large front window. Staircase down to basement. Door into workshop/studio

LARGE SIDE WORKSHOP/SHOP



15' 4" x 27' 3" (4.67m x 8.31m)

Front window. Rear door to side; Sink unit with window over. Sky light. Opening into:-

REAR STORAGE ROOM



10' 8" x 9' 4" (3.25m x 2.84m)

Door to rear hallway:

WET ROOM



BASEMENT

Stairway from ground floor hall

STORE ROOM 1



10' 10" x 12' 3" (3.3m x 3.73m)

STORE ROOM 2



13' x 15' 9" (3.96m x 4.8m)

LIVING ACCOMMODATION

HALLWAY



Staircase to first floor

BEDROOM 1



17' 9" x 10' (5.41m x 3.05m)
Large box window to side elevation.

FIRST FLOOR

LANDING:



Casement window providing good natural light. Radiator.

LOUNGE



14' 6" x 17' 3" (4.42m x 5.26m)

Double radiator. Small multi fuel stove set in recess with slate hearth and surround.

KITCHEN/DINER



18' x 9' (5.49m x 2.74m)

Range of pine fitted base and wall units with worktop over. Inset single bowl porcelain drainer sink unit. Larder cupboard. Inset electric fittings. Attractive tiled splashback. Beam ceiling.

UTILITY ROOM



11' x 9' (3.35m x 2.74m)

Range of base and wall units with inset stainless steel bowl and half sink unit, tiling to water sensitive area. Side window. Radiator.

BEDROOM 2



12' 9" x 14' 10" (3.89m x 4.52m)

Light airy room with 6 windows. Central heating radiator.

SHOWER ROOM



7' 4" x 6' (2.24m x 1.83m)

Shower cubicle, Low flush WC: Pedestal wash hand basin. Tiled walls. Central heating radiator.

SECOND FLOOR

LANDING



Walk-in boiler room accommodating wall mounted gas boiler.

BEDROOM 3



14' 8" x 17' 9" (4.47m x 5.41m)

Feature three windows. Beams to ceiling

BEDROOM 4



13' 2" x 13' 6" (4.01m x 4.11m)

Feature three windows.

BEDROOM 5



18' 8" x 9' 4" (5.69m x 2.84m)

Two windows. Beam ceiling

BATHROOM



Modern suite comprising whirlpool bath, low flush WC: bidet, pedestal wash hand basin. Built in cupboards. Radiator. Ceramic tiles to dado height. Heated towel rail. Tiled floor.

OUTSIDE

Front area laid to paved area enclosed by local slate low level wall with pillars and iron railing on a plinth of blue local stone. Small flower bed. To the rear side is a right of way yard which the neighbouring properties have access over.

SERVICES

Mains electric, gas, water & drainage. Full gas fired central heating.

COUNCIL TAX:

Residential Band 'C'

RATEABLE VALUE

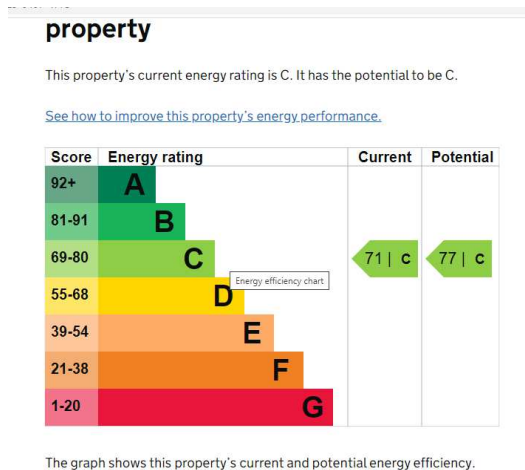
£2,800

VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

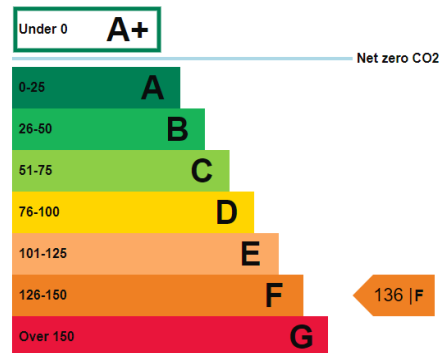
PRICE:

Offers over £290,000



Energy efficiency rating for this property

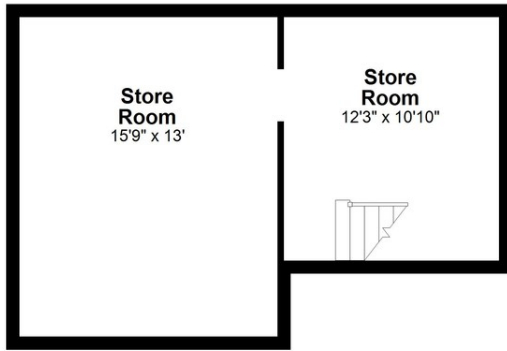
This property's current energy rating is F.



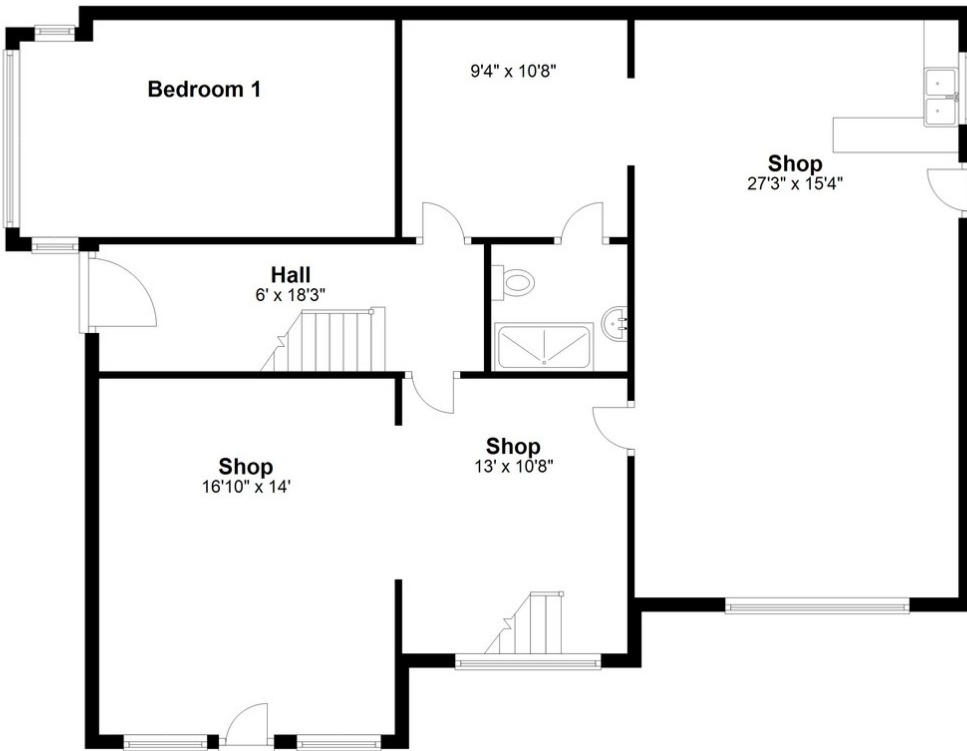
Residential

Shop

Basement

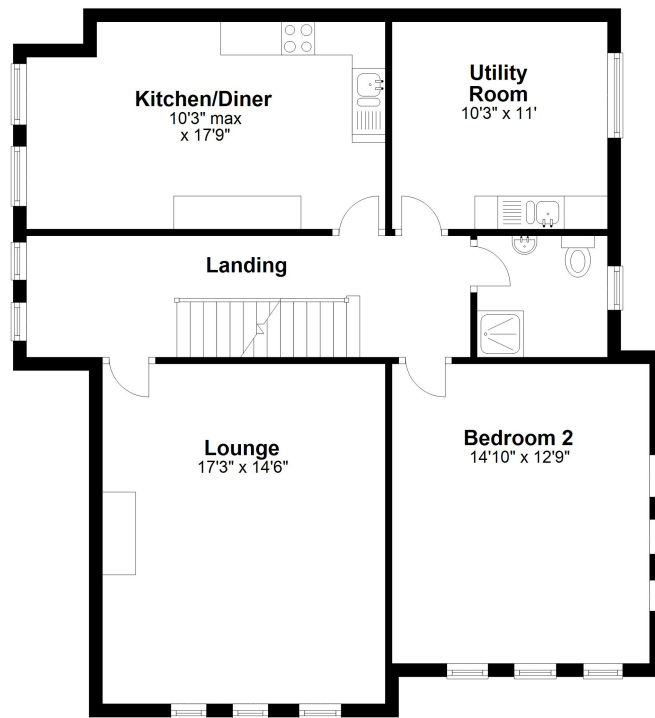


Ground Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

First Floor



Second Floor

