



Machynlleth

£390,000



Powys

If you are looking for a house that is substantial in size and retaining a wealth of character features yet has been modified to a high standard, Newlyn is the one for you. Spread over three floors, offering 5 bedrooms, 3 receptions, basement living, garden, garage, parking for up to 4 vehicles this commodious house has it all! Fully double glazed, heated via gas central heating, come take a look for yourself.

- 5 BEDROOMS, 3 RECEPTIONS
- GORGEOUS VICTORIAN HOUSE
- UNIQUE, BEAUTIFUL FEATURES
- OPPORTUNITY FOR INVESTMENT
- BASEMENT LIVING
- LAWNED GARDEN, PATIO AREA
- GARAGE

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Call 01970 636000 to arrange a viewing

NEWLYN

The offering of Newlyn on the market provides prospective purchasers with an opportunity of acquiring an impressive Period property which has within the last couple of years been the subject of a comprehensive refurbishment and modernisation. All the work carried out to a good standard and sympathetic to the period and character of the property. Semi detached on Newtown Road, located opposite Machynlleth Hospital.

PROPERTY COMPRISES

Property is entered into entrance hall and is heated via Gas Central Heating. All main services are connected. Unless expressly stated all rooms have double glazing, a range of power points, radiators and original doors throughout. Council tax band "E"

ENTRANCE HALL

26' 8" x 5' 8" (8.13m x 1.73m) On entry to this wonderful home, you are greeted with high ceilings, wooden balustrades, Minton tiled flooring and angelic corbels which embellish this beautiful home. As the hallway is quite wide, coat hooks have been placed on the wall, which is a great practical feature, and this space has communicating doors to the Lounge, Kitchen/Diner and rear door to garden and stairs up to first floor and down to basement. Downstairs WC.

LOUNGE

18' 4" x 14' 9" (5.61m x 4.51m) With gorgeous unique windows to the front, and natural varnished wooden floor and door this room has all the makings of a great family lounge. Certainly in the winter months, nothing may be

quite as cosy or enjoyable as gathering around by the log burning stove fireplace, though the television point in this room also provides an alternative with the promise of family movie nights.

KITCHEN/DINER

14' 11" x 14' 1" (4.56m x 4.31m) This is a well-proportioned kitchen / dining room is where family and friends can happily gather on special occasions. Original Victorian wooden/glass cupboards in this room were designed with entertaining and fine dining in mind, being the perfect place to store glasses and other belongings. The kitchen is of traditional wooden base with wooden units. In terms of fixtures and fittings there is a Belfast sink. Space for fridge freezer and our favourite feature - a built in microwave / oven. Large window to rear.

WC

Always handy having a downstairs WC. Low flush WC, privacy window to rear.

FIRST FLOOR

Carpeted stairs and wood balustrade staircase to first floor. Window to rear on landing. Door to WC and adjoining bedrooms and bathroom.

MASTER BEDROOM

18' 0" x 13' 8" (5.51m x 4.17m) The blue room. On entry to the master bedroom you are captured as the light invades the space. This is a true master based on its size. Fully carpeted. Radiator. Built in storage.

BEDROOM TWO

13' 6" x 13' 3" (4.14m x 4.05m) Neurally decorated and





fully carpeted. Bedroom two provides large window overlooking the rear garden, built in storage and a range of space.

BATHROOM

9' 10" x 6' 2" (3.02m x 1.90m) Window to front. hand wash basin, bathtub with shower over.

WC

Low flush WC. Privacy window and the Worcester boiler is housed here.

SECOND FLOOR

Carpeted stairs and wood balustrade staircase to second floor. Window to rear on landing. Door to another WC and adjoining bedrooms.

BEDROOM THREE

14' 11" x 13' 9" (4.55m x 4.20m) The green room. Currently used as a guest bedroom. Fantastic space, decorated with green feature wall. Built in shelves make a perfect additional space for storage, or could potentially make this room ideal to be converted into a study. Window overlooking rear.

BEDROOM FOUR

15' 1" x 12' 10" (4.62m x 3.92m) In need of refurbishment however could be transformed into another double bedroom or what ever the next owner wishes.

BEDROOM FIVE

9' 3" x 7' 3" (2.84m x 2.23m) In need of refurbishment.

WC

Low flush WC.







BASEMENT

Stairs down to basement which could be utilised as secondary accommodation.

SITTING ROOM

18' 1" x 13' 9" (5.53m x 4.21m) Currently used as a sitting room. Neutrally decorated and fully carpeted. Windows to front. Log burner.

UTILITY ROOM

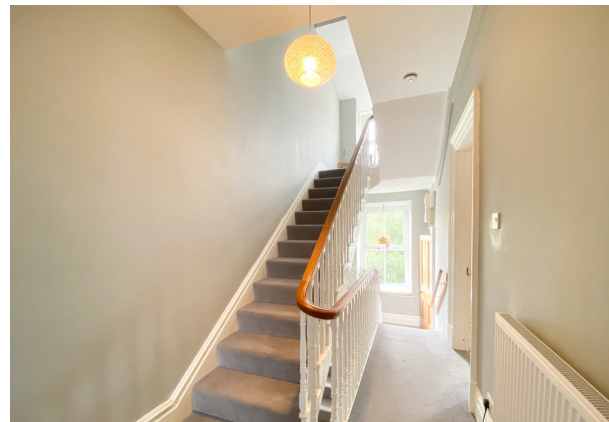
14' 4" x 12' 4" (4.37m x 3.78m) Currently used as a utility room. Plumbing for washing machine and dryer. Workshop. Window to rear.

PANTRY

9' 7" x 4' 9" (2.93m x 1.47m) Fantastic space for storage currently used as a pantry. Original Victorian cupboards and shelves.

STORAGE

10' 0" x 4' 6" (3.05m x 1.38m) Great for storage, in



need of refurbishment.

OUTSIDE OF PROPERTY

Parking for up to four vehicles. Access to rear via side of property.

OUTSIDE REAR OF PROPERTY

Laid to new half lawn. Ideal seating area. Small storage shed. Pathway leading to front of property with new side gate. Garage.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2021 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied.

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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, mis-statement or use of data shown. AEA Management Ltd Plan produced using PlanUp.

Local Authority

Powys County Council

Council Tax Band

E

Energy Efficiency Rating

TBC

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

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