



MORRIS MARSHALL & POOLE

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



2 Tanrallt

Off Doll Street, Machynlleth,
SY20 8BE



- Renovated Cottage of character in popular sought after location • Exposed beams • Solid fuel CH • Upvc replacement double glazed windows • No Chain • EER = 29 •



Guide price £110,000

Machynlleth Office 01654 702 472 machynlleth@morrismarshall.co.uk

Accommodation

Ground floor

Sitting Room 19' x 11'4" (5.79m x 3.45m) Exposed beamed ceiling. Upvc entrance door. Stairs off with understairs cupboard. Radiator. Cast Iron multi fuel burner heating domestic hot water and radiators. Raised hearth and brick surround.



Breakfast Kitchen 11'7" x 7'3" (3.53m x 2.21m) Range of modern wall and base units to 2 walls. Single drainer stainless steel sink unit. Mixer tap. Ceramic tiled floor. Half glazed upvc door.



Landing Artex ceiling.

Bedroom (1) 12'6" x 12'3" (3.81m x 3.73m) Double radiator. Built-in wardrobe.

Shower Room Double radiator. Low level WC. Vanity wash basin with toiletry cupboard below. Dual shower cubicle with Daisy shower head. Shaver light. Fully tiled wall.



Outside To the rear is a level garden with inset shrubs and flowering bushes and slate pathway. Paved patio. Alleyway to side leading to rear of property.

Tenure Freehold with Vacant Possession upon Completion of the Purchase.

Services None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Inserted room

Energy Performance Certificate A full copy of the EPC is available on request or by following the link below:

Public EPC URL:

<https://www.epcregister.com/direct/report/0038-2838-7929-9595-9255>

Viewing By arrangement with the selling agents Machynlleth office on - 01654 702472

Negotiations All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Directions Leave the town centre, turning right at the clock. Pass the War Memorial and Tanrallt Street is on the right after 50 yards.

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Ref.: Machynlleth Office: Tel: 01654 702472
Ref:NPE/JF /007185/M15-02 Date: 02/15

MMP Survey Department If you don't find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase. We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.