



## Yr Hen Ysgol, Llanwrin Machynlleth, SY20 8QH

- Detached 2 bedroom Country Cottage
- Grade II Listed
- Unfurnished
- Manageable Garden; Oil central heating
- Available Immediately
- Energy Efficiency Rating = 43

£500 PCM

ABERYSTWYTH • 01970 625020  
LLANIDLOES • 01686 412567  
MACHYNLLETH • 01654 702472

NEWTOWN • 01686 626160  
OSWESTRY • 01691 679595  
SHREWSBURY • 01743 247755

TYWYN • 01654 710388  
WELSHPOOL • 01938 554818  
ABERDYFI • WINDOW DISPLAY

**General Remarks & Situation** Llanwrin is a small hamlet situated within the Dyfi Valley away from the hustle and bustle of modern life. It benefits from easy access to the district road and is only 3 miles from the busy market town of Machynlleth. It is also convenient for the Snowdonia National Park, the noted yachting and seaside resort of Aberdyfi, the University of Wales Aberystwyth and the Cardigan Bay coastline.

**Originally a Victorian village school, the property during recent years has been renovated to a high standard, yet retaining much of its original character and charm.**

The property is traditionally built of stone, with painted exterior under a slated roof.

## Accommodation

### Ground floor

**Sitting Room** 21'6" x 16'2" (6.55m x 4.93m)  
A remarkable room with fully exposed roof timbers to one end. Exposed truss and Gallery area above. 3 Arch top windows. 3 Double radiators. 5 Double power points. Open fireplace with Victorian cast iron surround and tiled insets. Ornamental pine mantel and surround.



**Inner Hall** Ceramic tiled floor. Airing cupboard. Store cupboards. Delft plate rack. Radiator. 2 Double power points. Telephone point. Loft access.

**Breakfast Kitchen** 13'6" x 9'1" (4.11m x 2.77m) Slate floor. Range of modern fitted units to one wall finished in panelled fronts

and round nosed high gloss work surfaces. Tiled surrounds. Inset 1½ bowl sink unit. 3 Double power points. 2 Windows. Plumbing for automatic washing machine. Rayburn oil fired appliance providing domestic hot water and central heating.



**Bathroom** Suite of panelled bath with chrome mixer shower over. Pedestal wash basin. Radiator. Fully tiled walls. Electric vent fan. Low level WC.

**Bedroom (1)** 10'9" x 14'2" (3.28m x 4.32m) 2 Arch top windows. Double radiator. 2 Wall lights. Deep double wardrobe with hanging rail and shelving. Understairs cupboard. Telephone point. 3 Double power points

### First floor

**Gallery Landing & Study Area** 10'8" x 16'(max) (3.25m x 4.88m (max)) Wealth of exposed beams.



**Bedroom (2)** 12' x 10'8" (3.66m x 3.25m) Double radiator. Exposed beamed ceiling and purlins. Dormer window. Double power point.

**Outside** The property is set in level, well maintained garden bounded to the front by a mature hedgerow. Private wide entrance gate leads to a wide gravelled parking area with floral borders and garden store. To the front is a well stocked floral garden with slate pathways and timber garden shed. Lawned garden to the remaining side. Small garden area to rear.

**Additional Information** Tenants must be fully employed (retired applicants will be asked to provide proof of pension income). No Pets. No DSS.

**Outgoings/Services** The tenant will be responsible for paying:

1. Council Tax Band 'F'
2. Water/Drainage Charges
3. Electricity
4. Gas/Oil or any other fuel charges.
5. Telephone
6. Contents Insurance (an insurance policy must be made available to the agents within 14 days of entry)

**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/8608-6427-4560-7536-9002>

**Term** 6 Months Assured Shorthold Tenancy.

**Rental** £500 per calendar month, payable monthly in advance, and thereafter from month to month.

**Deposit** £600 is required prior to the commencement of the tenancy, returnable at the end of the tenancy if the property is left in good order and the rent paid in full.

**Agents Fee** £132.00 (£110.00 plus VAT) is required prior to the commencement of the tenancy.

**Rental Payments** After the initial first months rental all subsequent payments to be made by standing order.

**Viewing** Strictly by appointment through the Letting Agents.

Machynlleth Office Tel.: 01654 702472

**Inspections** Periodic inspections of the property will be made throughout the term of occupation.

**Application Forms** Each prospective tenant will complete an application form together with paying the associated fee of £40 to provide the Agents with a credit reference. Proof of residency (a recent utility bill/bank statement showing current address) must also be provided with the completed application forms.

**Please Note:** The application form does not constitute a contract or part of one.

**Directions:** To locate the property, leave Machynlleth in the direction of Aberdyfi. After passing over the Dyfi Bridge, bear right, taking the next right for Llanwrin. Keep to this district road for 2½ miles. As you enter the village, the property is on the left just before the village green.

**Note:** IT IS IMPORTANT THAT YOU INSPECT A PROPERTY BEFORE ENTERING INTO A TENANCY AGREEMENT. IF THERE ARE ANY MATTERS OF CONCERN THESE SHOULD BE BROUGHT TO OUR ATTENTION BEFORE TAKING UP OCCUPATION. WE CANNOT INSTIGATE IMPROVEMENTS TO OUR CLIENTS PROPERTIES ONLY ESSENTIAL REPAIRS. IF A PROPERTY FAILS TO MEET YOUR EXPECTATIONS YOU WILL BE LEGALLY BOUND TO MEET YOUR CONTRACTUAL REQUIREMENTS FOR THE WHOLE TERM OF THE TENANCY.

**Website:** To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://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.

