

Legal 2 Move

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1 Glan y Nant, Corris Uchaf, Machynlleth, SY20 9BW



THE PROPERTY COMPRISES:

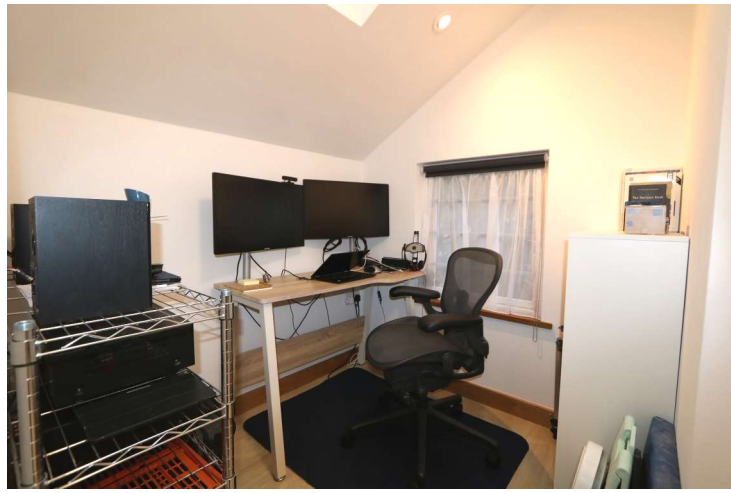
- **RENOVATED COTTAGE**
- **LOUNGE, OPEN PLAN TO**
- **DINER**
- **MODERN KITCHEN**
- **TWO BEDROOMS**
- **OFFICE / STUDY**
- **SHOWER ROOM**
- **ECONOMY 7 ELECTRIC HEATING PLUS**
- **WOODBURNING STOVE TO LOUNGE**
- **DOUBLE GLAZING**
- **LOW MAINTENANCE REAR PATIO**
- **VIEWS OVERLOOKING WATER-FALL**

Freehold.

Offers in excess of £159, 000



1 Glan y Nant, Corris Uchaf, Machynlleth, SY20 9BW



Delightful, extended, well presented, end of terrace two bedroom cottage of charm and character, sympathetically renovated to a high specification and designed for modern day living. The individual characteristics catch the eye immediately and presents a home ready to move into without the additional cost of improvements. The bonus is the rear low maintenance patio which overlooks a majestic waterfall, creating a sense of calm and tranquillity.

The village of Corris, with picturesque walks and cycle routes, has a good community spirit and benefits from a village pub, cafe/ delicatessen, community hall, craft centre and narrow gauge railway.

Location

From Dyfi Bridge in Machynlleth, take the Dolgellau/ Corris road, the A487, and continue for approximately 5.5 miles, passing Corris Isaf onto Corris Uchaf. The cottage is located below road level on the right hand side of the road before the 30 mile speed limit. Our 'For Sale / Ar Werth' sign is displayed.

Description.

Extended and renovated, two bedroom end of terrace cottage of charm and character. Of slate construction, surmounted by a recently replaced slate pitch tiled roof, the internal walls and ceilings have been replaced, entirely. Ground floors replaced with a DP membrane and Kingspan insulation. The kitchen and first floor bathroom extension is of timber frame construction with breathable membrane and the external wall is clad with PVC coated corrugated steel. Entrance to the house is via a timber stable door which leads into ~

Lounge / Diner (Front / Rear) 20' x 11' 7 (6.09m x 3.53m)

Formerly two rooms, now open plan to each other. Well presented with neutral décor and re-conditioned slate flag stone floor. The original floor was removed in the renovation and re-laid with a DP membrane and 150mm Kingspan insulation. There are two chimney breasts, one houses a cast iron wood burner with back boiler, this heats the radiators on the first floor. The second chimney breast, not presently in use, is open and has a flue liner for future use, if required.

Concealed consumer unit, slim-line storage heater, power points, T.V. aerial point and smoke alarm. Hardwood double glazed picture window to rear elevation with superb views across to the waterfall. Hardwood double glazed sash cord window to front elevation, stairs to first floor and doorway leading into ~

Kitchen (Side) 14' 3 x 5' 5 (4.34m x 1.65m)

The kitchen and bathroom are an extension to the cottage and is of timber frame construction with breathable membrane. Neutral décor, exposed slate wall, painted, ceiling inset spot lighting and ceramic tiled floor. Modern fitted kitchen with white gloss units comprising base units, larder cupboard and pan drawers. Solid Oak worktop. Integrated fridge freezer and Bosch built-in under counter electric cooker with separate Indesit ceramic hob. Extractor fan, power points and stainless steel sink and drainer. Double glazed windows to front and side elevation and double glazed door to rear elevation with views over the waterfall.

First Floor Landing

Access to well insulated loft. Neutral décor and oak panelled doors lead into two bedrooms and office / study.

Bedroom 1 (Rear) 10' 3 x 9' 4 (3.12m x 2.84m)

Neutral décor and exposed floor boards. Chimney breast fire place (not presently in use) with slate lintel. Door to airing cupboard with lagged hot water tank and shelving. Radiator, power points and double glazed window to rear elevation overlooking the water fall.

Bedroom 2 (Front) 13' 1 x 10' 7 (3.99m x 3.22m)

Exposed floor boards and neutral décor. Radiator, power points and double glazed sash cord window with deep slate sill to front elevation.

Office (Side) 8' 1 x 7' (2.46m x 2.13m)

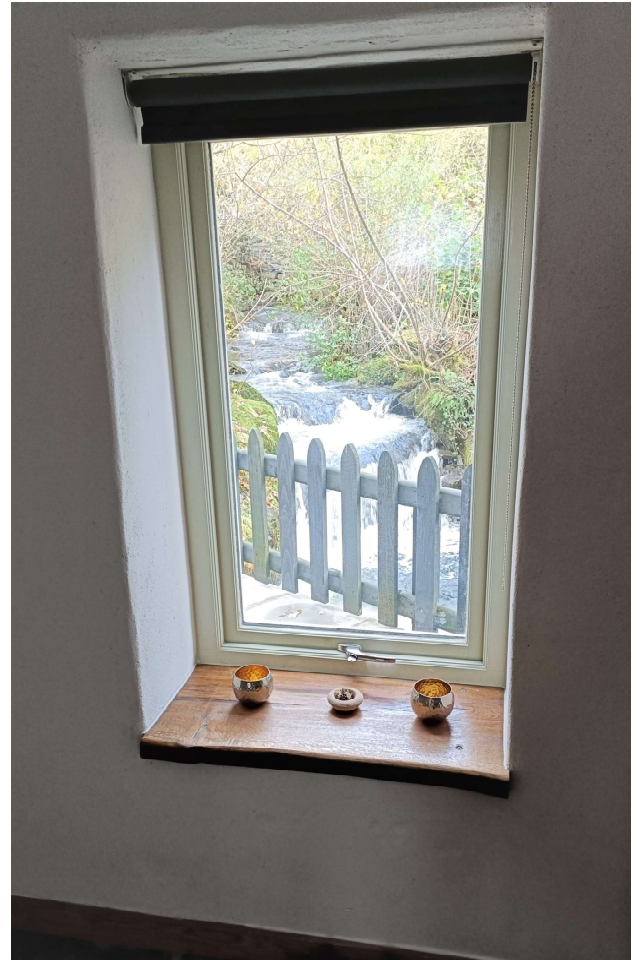
Beech effect laminate floor and neutral décor. Power points, solar-powered Velux window and double glazed window to side elevation.

Shower Room (Side) 7' 9 x 6' 3 (2.36m x 1.90m)

Neutral décor with partially tiled walls and vinyl floor. White modern suite comprising close coupled W.C., pedestal wash hand basin and tiled shower cubicle with chrome shower. Extractor fan and chrome heated towel rail. Solar-powered Velux window and double glazed window with obscure glass to rear elevation.

ALL SIZES ARE APPROXIMATE

Guide Price	<i>Offers in excess of £159, 000</i>
Tenure	<i>Freehold</i>
Council Tax Banding	<i>B</i>
Services	<i>Electricity, water and private drainage connected.</i>
Local Authorities	<i>Gwynedd Council.</i>
Water	<i>Welsh Water.</i>
Viewing	<i>Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 E. mail. info@legal2move.co.uk</i>
Agents Note	<i>The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.</i>



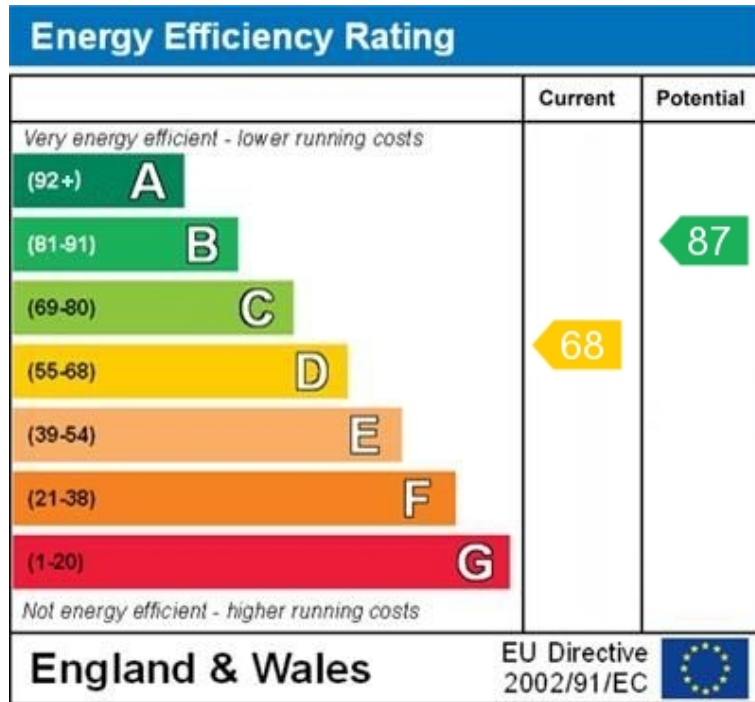
and



MISREPRESENTATION ACT, 1967

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Approximate Gross Internal Area
68.0 sq m / 732 sq ft

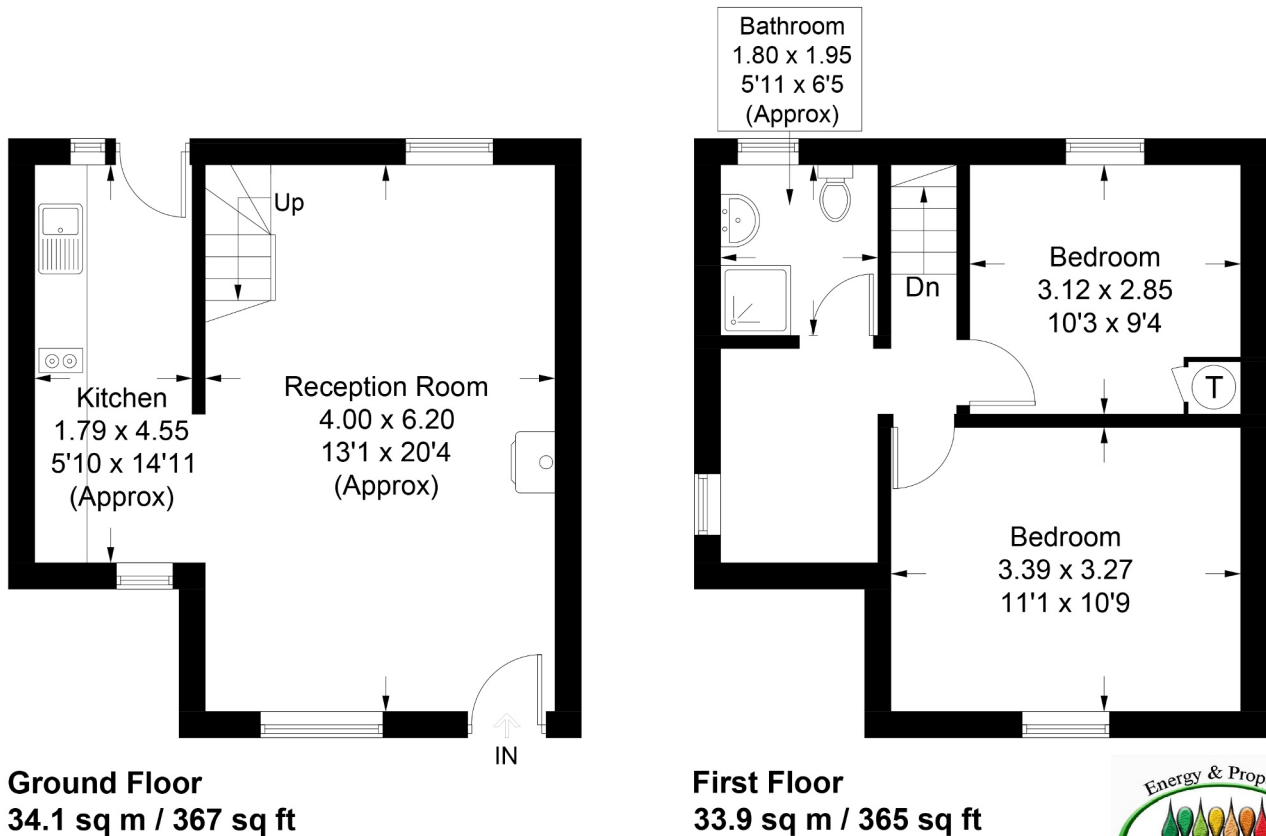


Illustration for identification purposes only,
measurements are approximate, not to scale.



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