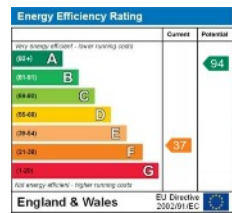


**2 MARIAN TERRACE
 PENNAL
 SY20 9DS**

OFFERS IN THE REGION OF £135,000



Well presented two bedroom cottage of character situated in a quiet residential location with lovely rural views. Subject to a section 157 local occupancy clause.

This delightful cottage of character is situated in the heart of the village of Pennal and opposite the village green. Retaining the charm and character of a cottage but with the modern day requirements of double glazing, well fitted kitchen and bathroom. Comprising entrance lobby to open plan lounge / diner with wood burning stove and kitchen on the ground floor and 2 bedrooms and bathroom on the 1st floor. With fully enclosed rear garden area which would benefit from landscaping plus wood store and 2 sheds, 1 with power. The flat roof to the rear elevation was replaced in 2023. This property would make the perfect starter or retirement home.

The village of Pennal has a primary school and also the successful 'Riverside' pub and restaurant. Plas Talgarth with its leisure facilities, restaurant and swimming pool is also within the village of Pennal. Machynlleth is approximately 3.5 miles away and there you can access the mainline railway to Birmingham and also all major amenities including supermarket, dentist, doctor, leisure centre and high school. Aberdovey is 6 miles and Tywyn 11 miles away.

The accommodation comprises composite door to:

SMALL ENTRANCE LOBBY

Laminate floor and inset led spotlights. Oak half glazed door to;

LOUNGE 18'9 x 11'8 into recess.

Window to front and rear, fireplace with wood burning stove which heats the water and radiators, under stairs cupboard, laminate floor, telephone and tv point. Oak half glazed door to;

KITCHEN 10' x 7'2

Window to rear, half glazed door to side, fitted units with oak work top, ceramic sink and drainer, plumbed for washing machine, built-in oven and induction hob with extractor over, space for fridge/freezer, part tiled walls, tiled floor, consumer unit located here.

Stairs to

1ST FLOOR LANDING

Access to loft, central heating control and thermostat, built-in airing cupboard housing electric boiler, hot water cylinder and shelving.

BEDROOM 1 11'4 x 8'9 into recess.

Window to front, tv point, part panelled walls.

BATHROOM 6'9 x 5'5

Frosted window to rear, panelled walls, P shaped bath with electric shower over and curved glass screen, vanity wash basin, w.c, heated towel rail, extractor, vinyl floor.

BEDROOM 2 10' x 6'9

Window to rear, tv point.

OUTSIDE FRONT

Communal parking, power point, pedestrian right of way to rear of all cottages.

OUTSIDE REAR

Gated fully enclosed garden with newly erected 6 foot fences, part paved with lighting, outside tap, covered wood store, outhouse store with power and light.

ASSESSMENTS Band A

TENURE The property is Freehold.

SERVICES Mains water, electricity and main drainage are connected.

AGENTS NOTE

To be eligible to purchase this property the local authorities would require a person OR persons who have EITHER lived OR worked anywhere within the Snowdonia National Park OR anywhere within the county of Gwynedd (or if outside Gwynedd 20 miles as the crow flies from the property) for a continuous period of three years. Only ONE person needs to qualify for this clause, they do not necessarily need to reside in the property but would have to be named on the sales conveyance.

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

