

**3 MARIAN TERRACE
PENNAL
SY20 9DS**

OIRO £145,000 Freehold

Energy Efficiency Rating		Current	Potential
Energy use per sq m (kWh) - including water heating			
92-101	A		83
81-91	B		
69-80	C		
55-68	D		
49-54	E	43	
41-48	F		
35-40	G		

For energy efficient - higher ratings only
England & Wales
EU Directive 2002/91/EC



**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, contemporary kitchen and bathroom and wood pellet stove running the central heating.. Comprising entrance lobby to open plan lounge / diner with wood pellet stove and kitchen on the ground floor and 2 bedrooms and bathroom on the 1st floor. With lean to utilit area leading to an unexpectedly large T shaped enclosed rear garden with workshop/studio and 2 sheds 1 with power plus apple tree, fruit bushes and mature shrubs. The flat roof to the rear elevation has been insulated and replaced along with the main roof (2023). The front has been lime rendered and painted with breathable paint. This property would make the perfect starter or retirement home.

The village of Pennal has a primary school and also the community '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

Engineered oak flooring, open to;

LOUNGE / DINER 18'9 x 9'2 into recess.

Window to front, fireplace with wood pellet stove and 8kw back boiler which runs the central heating, under stairs cupboard, engineered oak flooring, glazed door to rear.

KITCHEN 9'9 x 6'8

Window to rear, Ikea kitchen units, wood block work top, inset ceramic sink, plumbed for dishwasher, electric cooker point, part tiled walls, under cupboard lighting, tiled floor, electric consumer unit and meter located here, telephone point.

Off living area glazed door to;

LEAN TO UTILITY 9'6 x 4'4

Polycarbonate roof, door to rear access alley with right of way to all cottages, plumbed for washing machine, power.

Off living area stairs to;

1ST FLOOR LANDING

Access to insulated loft with ladder, fitted cupboards, built-in cupboard housing back up electric boiler, hot water cylinder and shelving.

BEDROOM 1 11'1 x 9'2 into recess.

Window to front, floorboards.

BATHROOM 6'6 x 5'3

Obscure window to rear, part wood panelled walls, vanity wash basin, w c, bath with glass screen and electric shower over, part tiled walls, heated towel rail.

BEDROOM 2 9' x 6'8

Window to rear, painted floorboards.

OUTSIDE FRONT

Communal parking, pedestrian right of way to rear of all cottages and access to rear garden.

OUTSIDE REAR

Gated fully enclosed T shaped garden with mature shrubs, fruit bushes, apple tree, block paved path and patio area, gravel area with pergola, shed with power, insulated workshop/studio with power 9' x 7'2.

ASSESSMENTS Band A

TENURE The property is Freehold.

SERVICES Mains water, electricity and main drainage are connected.

AGENTS NOTE

The property is subject to a s157 restriction that requires any prospective purchasers to prove that they have either lived or worked within the County of Gwynedd for a period of 3 years immediately preceding the application to purchase. Further information can be sought directly from Gwynedd Council – details available upon request.

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

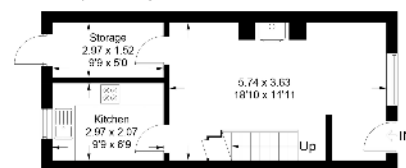
All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

3, Marian Terrace, Pennal, Machynlleth, Gwynedd, SY20 9DZ

Approximate Gross Internal Area = 58.8 sq m / 644 sq ft



First Floor
27.3 sq m / 294 sq ft



Ground Floor
32.5 sq m / 350 sq ft

Measurements identified in parentheses are approximate, not to scale





