

Legal 2 Move

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Property Sales and Conveyancing

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48 Dovey View, Brickfield Street, Machynlleth, SY20 8BS



THE PROPERTY COMPRISES:

- **LOUNGE**
- **KITCHEN**
- **SHOWER ROOM**
- **TWO BEDROOMS**
- **GROUND FLOOR ~ UNDER-FLOOR HEATING AND WOOD BURNER**
- **FIRST FLOOR ~ ELECTRIC WALL HEATING**
- **SOLAR PANELS FOR HOT WATER**
- **REAR GARDEN**
- **FREE CAR PARK ADJACENT TO THE PROPERTY**
- **CHARACTER PROPERTY**
- **VACANT POSSESSION**

**Freehold
Offers in Excess of
£150,000**



Semi-detached, two bedroom cottage, formerly a chapel, dating back to the late 19th century. The property has been tastefully modernised but retains character, high ceilings and some original features. With under-floor heating to the ground floor and cast iron wood burner to the lounge, the property also benefits from solar panels providing hot water for approximately six months of the year. The gated rear garden is of low maintenance, with paving and additional raised decking area, a stone built garden shed, log store and access to an adjacent free car park. This delightful property is very appealing with close proximity to the town, main railway station, shops and all amenities close-by.

Machynlleth is a popular market town, with main line railway station close-by, is popular for music festivals, individual shops, art galleries and antique shops. Annual events include the Comedy Festival, hosted by popular national celebrities, Dyfi Enduro, for those keen cyclists and the Sion Wyn 7's Rugby competition.

ZOOPLA

Legal 2 Move is part of Evans Roberts Solicitors
(Tai + Twrnai)

A member of
OnTheMarket

48 Dovey View, Brickfield Street, Machynlleth, SY20 8BS



Location

Dovey View is located off Brickfield Street in Machynlleth. Take the road off Penrallt Street and into the 'Garsiwn' (between the Delicatessen and Major and Evans, Accountants). Bear right at the bottom of the road into Brickfield Street and continue to the end of the 'no through' road. No. 48 is located on the edge of the car park. Our 'For Sale / Ar Werth' sign is displayed.

Description

Tastefully modernised, this two bedroom semi-detached cottage is of slate construction, with spa rendered elevations, surmounted by a slate pitch tiled roof. Entrance is to the front elevation, through a panelled door with feature coloured glass window above, leading into ~

Lounge (Front) 11' 2 x 12' 0 (3.41m x 3.65m)

High ceiling, neutral decor and modern, wooden floor effect, tiling with under-floor heating. Chimney breast housing a cast iron wood burner and adjacent recess book shelving. Under-floor heating control, smoke alarm, power points and T.V. aerial point. Sash cord window to front elevation and doorway leading into~

Kitchen (Rear) 11' 2 x 9' 2 (3.41m x 2.80m)

High ceiling, neutral décor, partially tiled walls and wooden floor effect tiling, with under-floor heating. This modern kitchen has cream Shaker style base units, drawers and wall cupboard. Built-in Lamona electric fan oven and separate ceramic hob with stainless steel extractor hood over. Stainless steel sink and drainer and complementing work tops. Plumbing for washing machine, power points and under-floor heating control. Under-stairs storage cupboard and single glazed window to rear elevation, overlooking the garden. Stairs to first floor and doorway to ~

Rear Entrance Lobby

Under-floor heating, single glazed door to rear garden and panel door leading into ~

Shower Room (Rear) 4' 8 x 6' 2 (1.43m x 1.88m)

Ceramic tiled floor and white emulsion to walls. White close coupled W.C. and pedestal wash hand basin with tiled splash back. Tiled shower cubicle with glass folding door and chrome shower. Single glazed window with obscure glass to rear elevation.

First Floor

Bedroom 1 (Front) 11' 2 x 10' 2 (3.41m x 3.10m)

High ceiling, neutral décor, carpet flooring and Victorian fire-place (not in use). Electric wall heater and power points. Single glazed sash cord window to front elevation.

Bedroom 2 (Rear) 8' 0 x 10' 10 (2.44m x 3.30m)

High ceiling with access to loft space (not insulated). Neutral decor and carpet flooring. Door to airing cupboard, housing the lagged hot water tank and solar panel control. Wall mounted electric heater and power points. Single glazed window to rear elevation.

ALL SIZES ARE APPROXIMATE

Outside

Front

Low boundary wall, gated. Hard standing frontage, with log store.

Rear

The enclosed, gated, rear garden is of low maintenance, with paving and additional raised decking area, a stone built garden shed, log store and access to an adjacent free car park.

Price Offers in Excess of £150, 000

Tenure Freehold

Council Tax Banding B

Services Electricity, water and drainage connected.

Local Authorities Powys County Council

Water Hafren Dyfrdwy.

Viewing 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

Agents Note 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.



MISREPRESENTATION ACT, 1967

Legal 2 Move, for themselves and the Vendors of this property whose Agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move 3. None of these statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither Legal 2 Move nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

**48 Dovey View, Brickfield Street,
Machynlleth, Powys, SY20 8BS**

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft

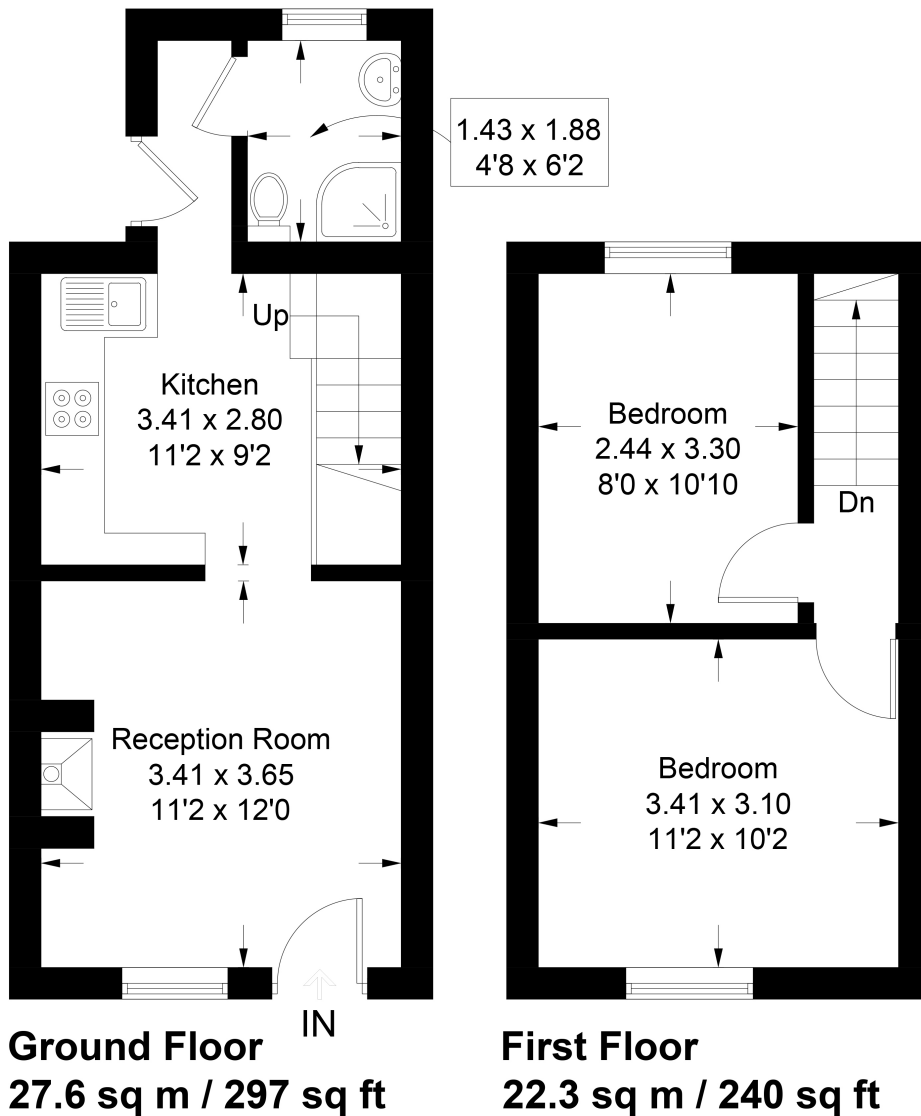


Illustration for identification purposes only,
measurements are approximate, not to scale.



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