

Legal 2 Move

Trefeddyg
High Street
Tywyn
Gwynedd
LL36 9AD
Tel. 01654 712218
Fax. 01654 712015

Property Sales and Conveyancing

www.legal2move.co.uk
e-mail: info@legal2move.co.uk

9 Penrallt Street
Machynlleth
Powys
SY20 8AG
Tel. 01654 702335

Ty Uchaf, 4 Upper Cwrt, Cwrt, Pennal, Machynlleth, SY20 9LA





- **SITTING ROOM WITH BEAMED CEILING AND MULTI FUEL BURNER**
- **BREAKFAST KITCHEN**
- **TWO BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED SASH WINDOWS AND COMPOSITE DOORS**
- **LOW ENERGY, HAVERLAND ELECTRIC RADIATORS**
- **REFURBISHED THROUGHOUT**
- **CHARACTER PROPERTY**
- **REAR COTTAGE GARDEN WITH SLATE WORK SHOP / UTILITY**
- **DRIVEWAY PARKING**
- **VILLAGE LOCATION WITH COUNTRYSIDE VIEWS**

Freehold.

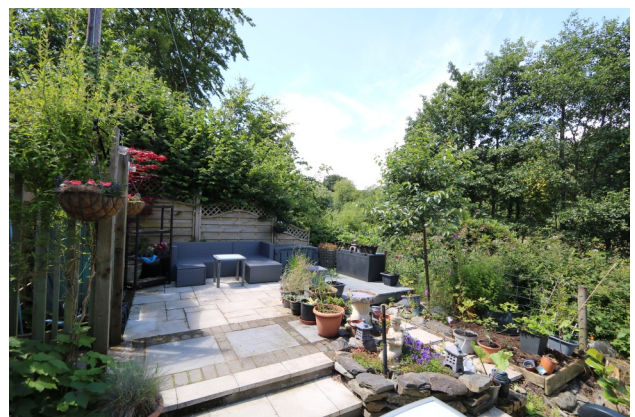
Guide Price £190, 000

This delightful, end of terrace, two bedroom cottage of immense charm and character, sits in a picturesque village with surrounding unspoilt countryside. The property is conveniently located 4.5 miles to the historic market town of Machynlleth and 6.8 miles to Aberdyfi harbour.

Sympathetically refurbished to retain the character, the cottage has slate flag stone floors, high beamed ceilings, latch doors and cast iron multi fuel burner.

The dwelling is fully double glazed and has recently been fitted with low energy Haverland electric radiators. An additional bonus is the driveway parking and pretty rear cottage garden with slate work shop / utility. This property is ready to be enjoyed without the additional cost of improvement.

Local attractions are the Riverside pub /restaurant and Macdonald Plas Talgarth Resort with restaurant and fitness centre. The village also benefits an infants / junior school and church.



Location

The village of Cwrt is approximately 4.5 miles to the historic market town of Machynlleth and 6.8 miles to Aberdyfi Harbour. From the 'Clock Tower' in Machynlleth take the A487 along the new road and take the first left hand turn for Tywyn. Continue to the village of Cwrt. The cottage is of roadside position on the right hand side. Our 'For Sale / Ar Werth' sign is displayed.

Description

End of terrace, two bedroom cottage of charm and character with driveway parking. Of slate construction, surmounted by a slate pitch tiled roof, entrance is via a double glazed composite door which leads into ~

Sitting Room (Front)

13' 4 x 10' 4

(4.06m x 3.15m)

This cosy room of character has high beamed ceiling, slate flag stone floor and cast iron multi fuel burner. Two single globe wall lights and matching ceiling light. Power points, T.V. aerial point and Haverland, recently installed, electric eco efficient radiator. Under-stairs storage and stairs to first floor with exposed slate wall. Latch door leads into~

Breakfast Kitchen (Rear)

13' 4 x 10' 8

(4.06m x 3.25m)

Bright and spacious kitchen with individual characteristics, which include high beamed ceiling and slate flag stone floor. Fitted with dove grey wooden painted base units and drawers. Porcelain one and a half bowl sink and Earthstone work top. Integrated fridge, dishwasher and built-in double oven with quirky extractor hood over. Feature brick arch with lighted mirror above work top. One single and two triple glass ceiling pendants, power points, plumbing for washing machine and Haverland, recently installed electric radiator. Double glazed windows to side and rear elevation. Double glazed composite door leading out to the rear garden.

First Floor Landing

Exposed slate wall, neutral decor and carpet. Large loft hatch with pull down ladder to insulated loft. Latch doors to bedrooms and bathroom.

Bathroom (Rear)

7' 1 x 6'

(2.15m x 1.83m)

Modern bathroom with vinyl floor and partially tiled walls. White suite comprising porcelain wash hand basin with vanity unit, incorporating the low level W.C. Panelled bath with shower screen and chrome shower over. Concealed hot water tank and recess shelving for towels and cosmetics. White gloss wall cabinet with shaver point. Chrome heated towel rail and extractor fan. Double glazed window with deep sill and roller blind to rear elevation.

Bedroom 1 (Rear)

10' 4 x 6' 10

(3.15m x 2.09m)

Exposed white floor boards, neutral decor and feature papered wall. Haverland, recently installed, electric radiator and power points. Double glazed sash cord window to rear elevation with views across the garden and countryside beyond.

Bedroom 2 (Front)

13' 4 x 10' 8

(4.06m x 3.24m)

Exposed white floor boards, neutral decor and feature papered wall. Original Victorian fire-place, (not in use), power points and T.V. aerial point. Double glazed sash cord window to front elevation with superb uninterrupted views across open countryside.

ALL SIZES ARE APPROXIMATE

Outside

Front

Enclosed frontage with picket fence and perennial flowers and shrubs.

Side

Gravel driveway with parking for one car. Gate leading to rear paved patio, decorated with potted plants and perennial flowers. A pathway to the rear of the cottage has right of way for 3 neighbouring cottages.

Rear

Privately enclosed and gated, this delightful, low maintenance paved cottage garden has a separate decked seating area, surrounded with perennial flower beds and trees. A stone built workshop / utility, with slate pitch tiled roof, has options of use. This is extended with a lean to tool store.

Guide Price £190, 000

Tenure Freehold.

Council Tax Banding C

Services Electricity, water and mains drainage connected.

Local Authorities Gwynedd Council.

Water Welsh Water.

Viewing Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Web site ~ www.legal2move.co.uk 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 are fit for their purpose.



MISREPRESENTATION ACT, 1967

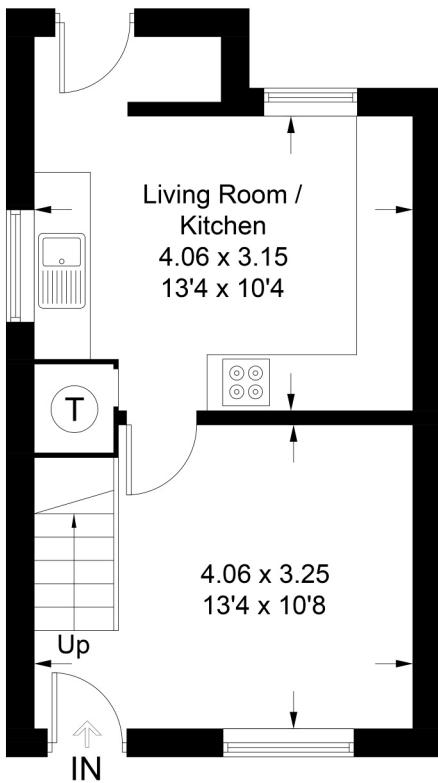
Legal 2 Move for themselves and the Vendors of this property whose Agents they are given notice that:

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.

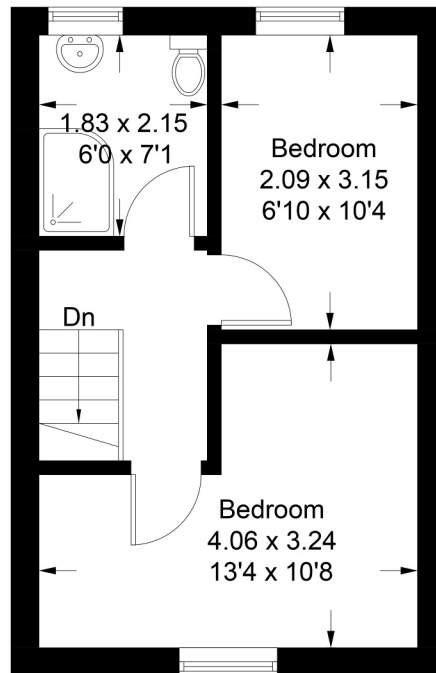
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	42
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

4 Upper Cwrt, Pennal, Machynlleth, Gwynedd, SY20 9LA

Approximate Gross Internal Area
55.0 sq m / 592 sq ft



Ground Floor
28.5 sq m / 307 sq ft



First Floor
26.5 sq m / 285 sq ft

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

