

Eglwys Fach

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Viewing Arrangements
Strictly by appointment
through Alexanders



Eglwys Fach

Asking Price £375,000

Spacious Three-Bedroom Home for Sale in Picturesque Eglwys Fach close to Ynys Hir Nature Reserve. This property benefits from Stunning Countryside Views, Private Drive, and Workshop.

Welcome to this charming and spacious three-bedroom property nestled in the picturesque village of Eglwys Fach. Ideally situated close to the renowned Ynys Hir nature reserve, this delightful home offers breath taking countryside views, a private drive to the side of the property with space for up to two cars, and a workshop. Perfect for those seeking tranquillity and natural beauty, this property combines rural charm with practical amenities, making it an ideal retreat for families and nature enthusiasts alike.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
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PROPERTY COMPRISES

Unless expressly stated, rooms have a range of power points and double-glazed windows. Council tax band E.

ENTRANCE

The property is entered through a wooden front door that leads you into the welcoming reception hallway.

RECEPTION HALLWAY

The reception hallway, featuring pine flooring and a wall-mounted radiator, houses a wall-mounted electric meter and fuse box, as well as a W.C located underneath the stairs. The inviting hallway also offers access to the kitchen and lounge through well-appointed doors, a staircase leading to the first floor, and a glass-panelled door at the end of the hallway that opens onto the rear balcony.

GROUND FLOOR W.C

The W.C. boasts pine flooring, a sleek white hand wash basin with a mixer tap, and a low flush toilet complemented by contemporary white tiling.

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LOUNGE (5.47m x 3.58m)

The lounge features carpeted flooring, a double-glazed sash window to the front elevation, and a double-glazed window to the rear elevation offering lovely countryside views, while also benefiting from a cosy log burner with a wooden surround and elegant tiling and various power points.

KITCHEN/DINER (5.45m x 3.08m)

Featuring laminate flooring and a double-glazed sash window to the front elevation and a double glazed window to the rear the kitchen is equipped with a wall-mounted radiator and a small log burner with a tiled surround. It comprises of wooden base and eye-level units, a blue worktop, and a stainless steel double sink with a mixer tap and space for a fridge freezer and plumbing for a dishwasher complemented by blue tiles in water-sensitive areas. The kitchen also boasts a built-in Neff oven with a four-ring gas hob.

STAIRS LEAD TO THE SECOND FLOOR;

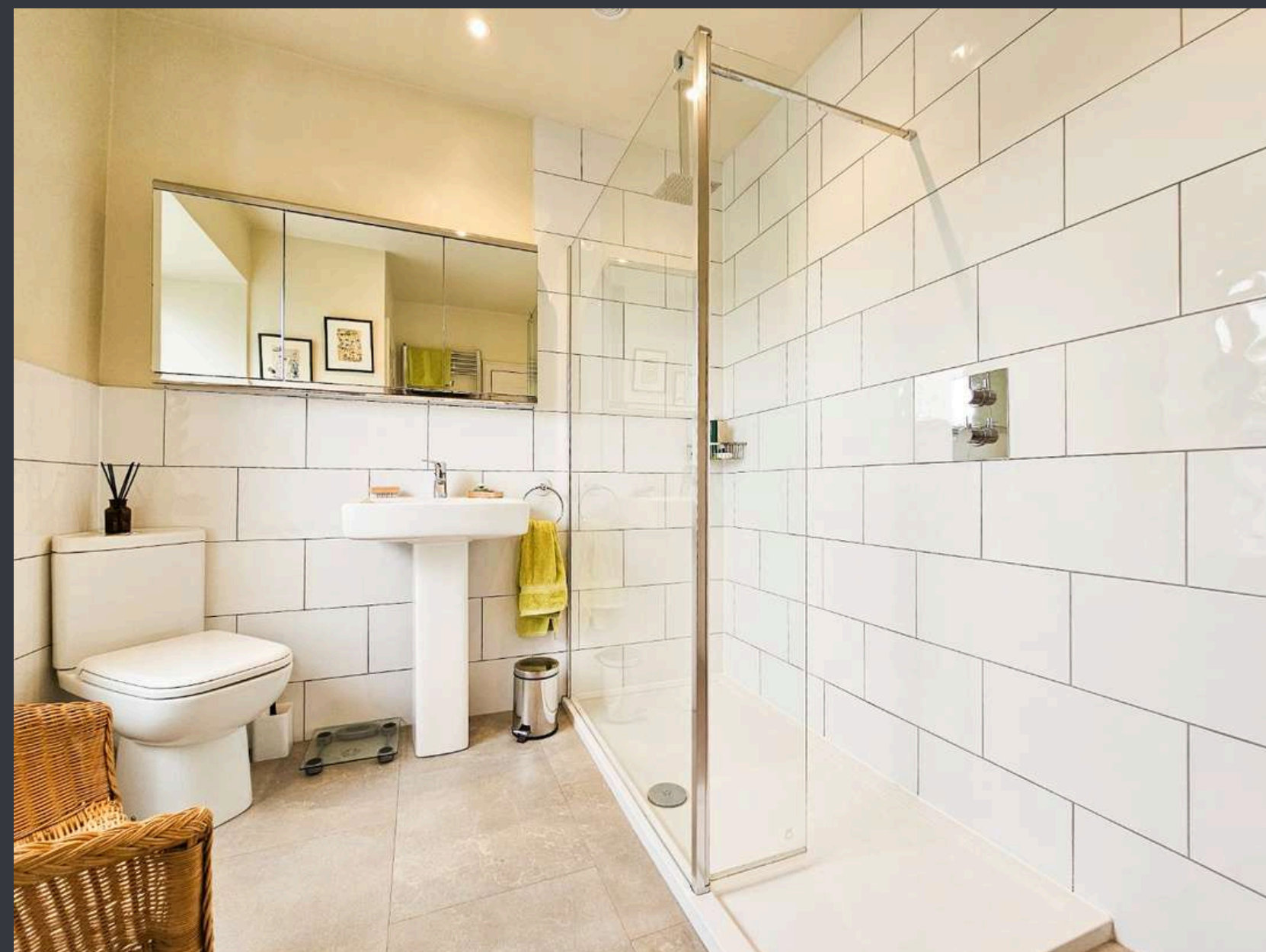
LANDING

The first floor landing features a large picture window that offers breath taking views and steps leading to:

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OFFICE/ BEDROOM THREE (2.32m x 2.45m)

This versatile space features a small wall-mounted radiator, wooden bookcase shelving, and a storage area with shelving and a cupboard above, along with a double-glazed window to the rear elevation.

STAIRS LEAD TO LANDING AREA;

LANDING

The top floor landing has access to the loft area and has doors leading to;

BATHROOM

The bathroom features tiled flooring, a spacious walk-in shower with a glass panel, a white hand wash basin with a mixer tap, a low flush W.C., and a wall-mounted shaving point and an electric Mylek wall-mounted heater, complemented by a wall-mounted towel heater; also a storage cupboard with wooden slatted shelving that houses the immersion heater and thermostat.

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BEDROOM ONE (4.58m x 3.02m)

The spacious master bedroom features carpeted flooring, two wall-mounted radiators, and two double-glazed sash windows to the front elevation, allowing for ample natural light and warmth.

BEDROOM TWO (3.42m x 3.34m)

The bedroom is furnished with carpeted flooring, a wall-mounted radiator, and a double-glazed window to the front elevation, providing both comfort and natural light.

BALCONY

The rear balcony offers outstanding views and features steps that lead down into the beautifully maintained garden.

WORKSHOP

This versatile space, ideal for use as a workshop, benefits from connected electricity, power points, and built-in storage cupboards.

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GARDEN

The garden, beautifully stoned throughout and adorned with various mature shrubs and trees, is enclosed by wooden fencing and boasts stunning views; it also includes side access to the front of the property and steps leading down to the ground floor utility room.

UTILITY ROOM / OFFICE (3.22m x 4.38m)

This modern utility room, which could serve as an excellent office space on the ground level of the house, features tiled grey flooring, grey wooden base units, a stainless steel sink with a mixer tap, plumbing for a washing machine, and space for other white goods; it also offers various power points, a wall-mounted radiator, and a double-glazed window to the rear elevation. Steps lead to:

STORAGE AREA (3.21m x 1.81m)

The small storage area, features a small window to the rear elevation, currently houses the Eurostar boiler.

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TENURE

Freehold

SERVICES

This property is connected to mains electric and water and features oil central heating, along with double-glazed windows throughout.

ADDITIONAL INFORMATION

The property enjoys the comfort of oil central heating and is conveniently located just approximately 5.7 miles away from Machynlleth town and 12.6 miles from the town center of Aberystwyth, ensuring easy access to amenities and attractions while offering a peaceful residential retreat.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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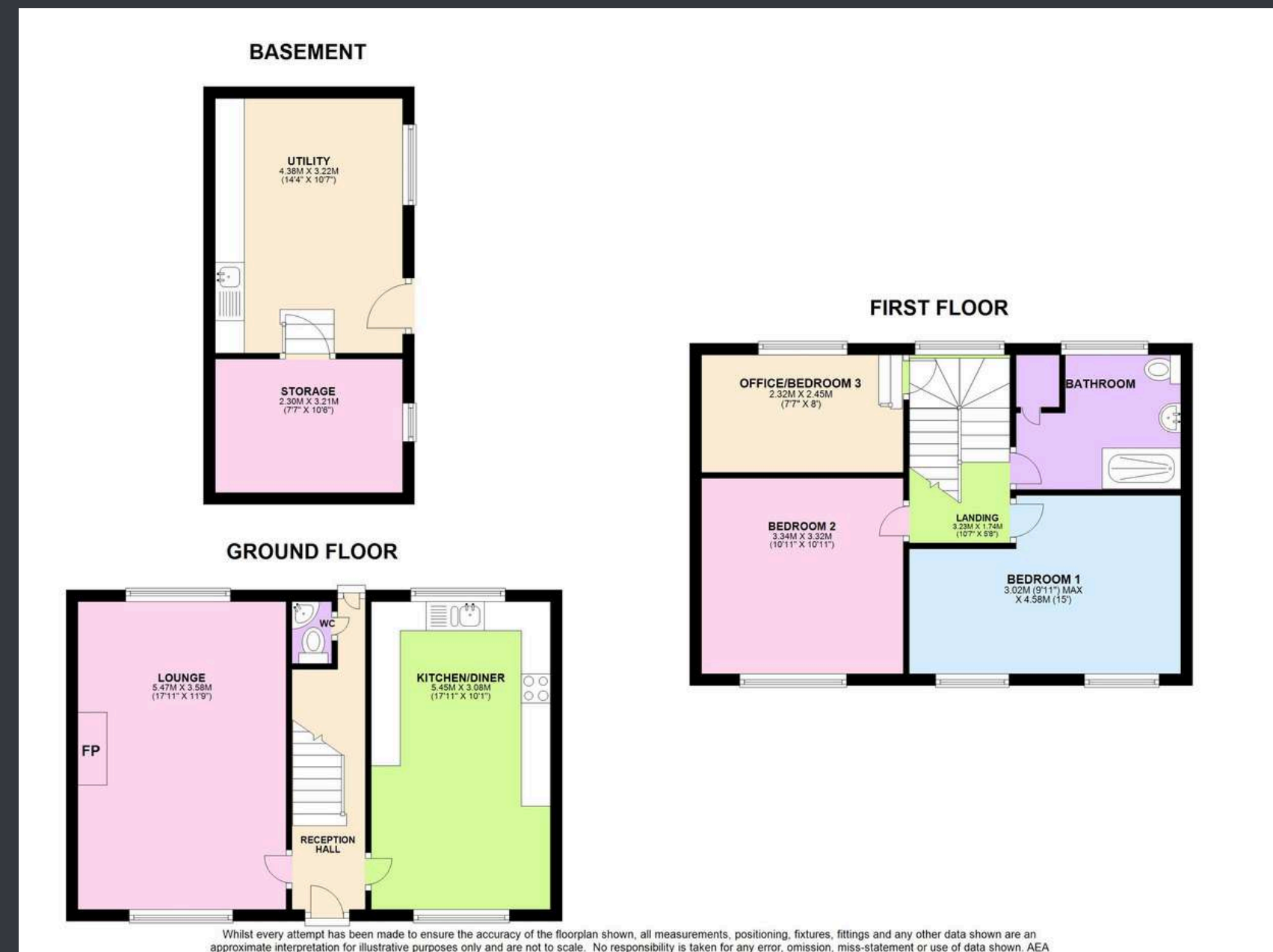
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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