

Legal 2 Move

Property Sales and Conveyancing

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27 Heol Pentrerhedyn, Machynlleth, SY20 8DG



THE PROPERTY COMPRISES:

- LOBBY
- LOUNGE
- KITCHEN
- BASEMENT ROOM
- UTILITY
- CLOAKROOM
- TWO FIRST FLOOR BEDROOMS
- BATHROOM
- UPVC DOUBLE GLAZED WINDOWS AND DOORS
- GAS CENTRAL HEATING
- REAR COTTAGE GARDEN
- CHARACTER PROPERTY
- VIBRANT HISTORIC MARKET TOWN

Freehold.
Guide Price £175, 000

Mid terraced, two bedroom cottage with rustic charm and immense character.

Deceptively spacious, the property benefits a basement room with options of use. Exposed beamed ceilings, latch doors and exposed slate fire-place, the property is well presented and in good order throughout.

The rear cottage garden is delightful, privately enclosed and ablaze of colour with shrubs, potted plants and wild flowers. Conveniently located to the High Street and all amenities, this property has much to offer.

The historic market town of Machynlleth, 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.



Location

27 Heol Pentrerhedyn sits within a row of traditional terrace houses on the edge of Machynlleth town centre, close to the Leisure centre and opposite the Car Wash Centre. Our 'For Sale / Ar Werth' sign is displayed.

Description

Deceptively spacious, two bedroom cottage of charm and character, of roadside position. Of slate construction, with rendered painted elevations surmounted by a slate pitch tiled roof. Entrance is via a double glazed door leading into

Lobby 5' 4 x 4' (1.63m x 1.22m)

Exposed ceiling beams, neutral décor and laminate floor. Fixed window and fully glazed door which leads into ~

Lounge 17' 4 x 16' 6 (5.28m x 5.04m)

A good size room with rustic charm. High beamed ceiling and stone / slate chimney breast. Four single wall up-lighters, T.V. aerial point and power points. Radiator and double glazed windows to front and rear elevation. Latch doors to basement room and kitchen. Fully glazed door leads out to the utility.

Basement Room / Cellar 11' 2 x 11' 2 (3.40m x 3.40m)

A good storage space with options of use. Exposed ceiling beam, neutral décor and carpet. Storage cupboards, one housing the gas meter. Radiator and power points.

Kitchen (Rear) 16' 7 x 7' 10 (5.05m x 2.38m)

This room has character with high beamed ceiling and exposed slate wall to chimney recess with oak lintel. Oak effect base units, drawers and wall cupboards. Ceramic tiled floor, stainless steel sink and drainer and complementing work tops. Wall mounted Worcester Bosch gas combi boiler, electric consumer unit and plumbing for washing machine. Cooker point, power points and radiator. Double glazed window with deep tiled sill overlooking the patio garden. Stable door connecting into the utility.

Utility Room (Rear) 8' 7 x 4' 8 (2.62m x 1.42m)

Neutral décor and oak effect vinyl floor. Plumbing for washing machine and power points. Double glazed window and door to rear garden. Latch door leads into ~

Cloak Room (Rear) 5' 7 x 2' 9 (1.69m x 0.85m)

Neutral décor and oak effect vinyl floor. White suite comprising close coupled W.C., wall mounted wash hand basin. and extractor fan.

First Floor Landing

A spacious landing with beamed ceiling, neutral décor and carpet. Double glazed window with deep sill to rear elevation. Latch doors to bathroom and two bedrooms.

Bathroom (Rear) 9' 10 x 5' 5 (3.00m x 1.65m)

Exposed ceiling and wall beams and partially tiled walls. White suite comprising close coupled W.C. and pedestal wash hand basin with shaver light over. Panelled bath with shower screen, shower and feature wall tiling. Extractor fan and radiator. Double glazed window with deep sill to rear elevation.

Bedroom 1 (Front) 10' 8 x 8' 6 (3.25m x 2.60m)

Latch door with over head built-in storage cupboards. High ceiling with exposed beam. Neutral décor and carpet, and two single up-lighters. Radiator, power points and double glazed window to front elevation.

Bedroom 2 (Front) 10' 8 x 8' 6 (3.25m x 2.60m)

High ceiling with exposed beam. Neutral décor and carpet. Radiator, power points and double glazed window to front elevation.

Outside

Front

The property fronts the pathway to the roadside.

Rear

Privately enclosed, split level, pretty cottage garden. A paved patio is decorated with potted plants and leads to a slightly elevated garden mature with shrubs, wild flowers and perennial borders.

Guide Price £175, 000

Tenure Freehold

Council Tax Banding B

Services Mains gas, electricity, water and drainage connected.

Local Authorities Powys County Council

Water Hafren Dyfrdwy.

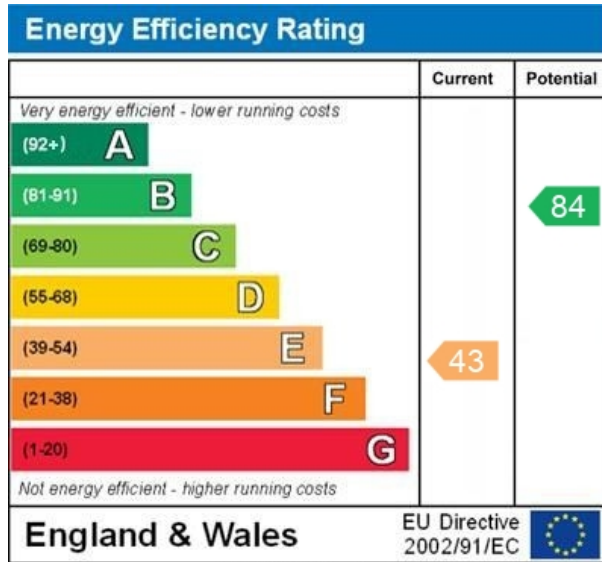
Viewing Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 E. mail. info@legal2move.co.uk

Agent's Note The Agents have not tried nor tested any appliances, fixtures, fittings or services and, therefore, cannot verify that they are fit for purpose.



MISREPRESENTATION ACT, 1967

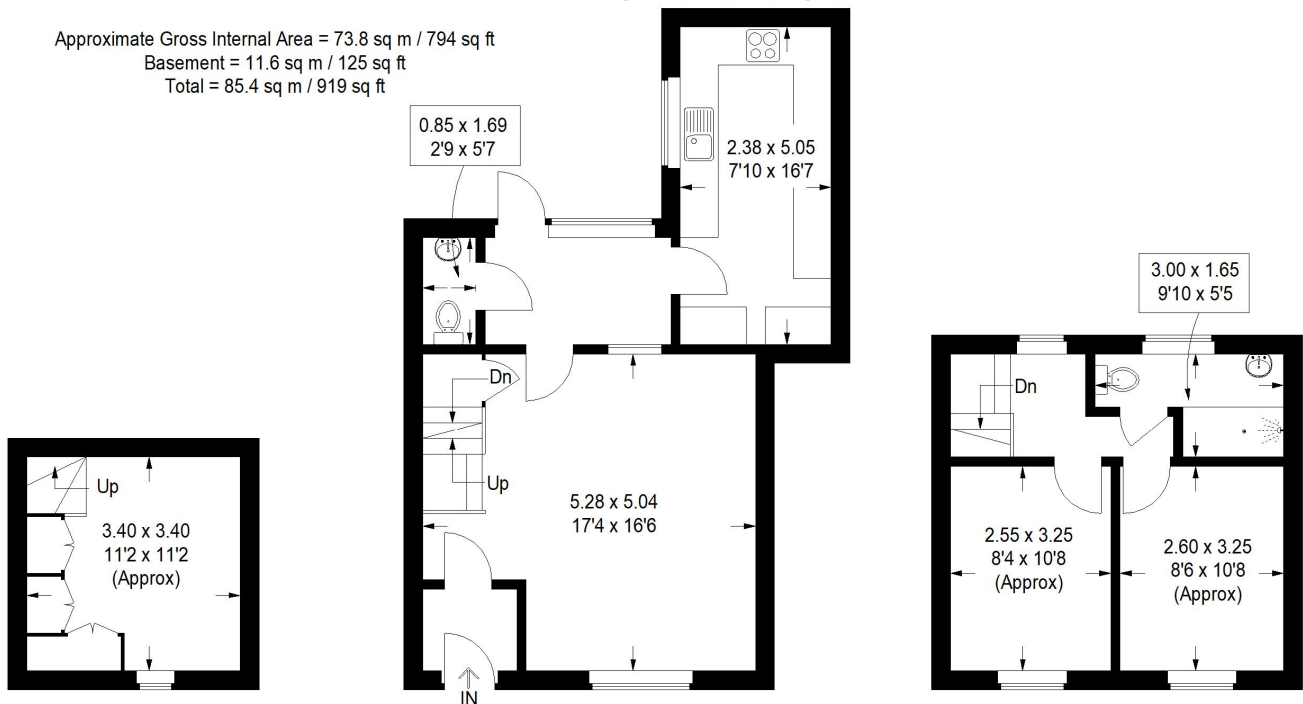
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**27, Pentrerhedyn Street,
Penrallt Street, Machynlleth, Powys, SY208DG**

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft
Basement = 11.6 sq m / 125 sq ft
Total = 85.4 sq m / 919 sq ft



Basement
11.6 sq m / 125 sq ft

Ground Floor
47 sq m / 506 sq ft

First Floor
26.8 sq m / 288 sq ft



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

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