

# Legal 2 Move

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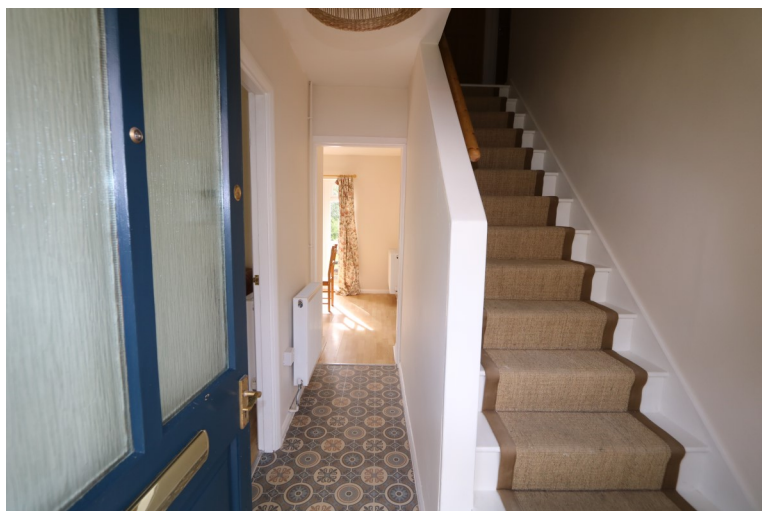


*18 Aelybryn, Ceinws, Machynlleth, SY20 9EZ*





**18 Aelybryn, Ceinws, Machynlleth, SY20 9EZ**



**THE PROPERTY COMPRISES:**

- **HALLWAY**
- **SITTING ROOM**
- **DINING ROOM / BREAKFAST ROOM**
- **KITCHEN**
- **UTILITY / FORMER WET ROOM**
- **THREE FIRST FLOOR BEDROOMS**
- **BATHROOM AND SEPARATE W.C.**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **AIR SOURCE HEAT PUMP**
- **SOLAR PANELS GENERATING HOT WATER AND 40% ELECTRICITY**
- **PICTURESQUE VILLAGE LOCATION**
- **GARDENS, REAR WITH POLYTUNNEL, FRUIT TREES AND UNINTERRUPTED VIEWS OVER FORESTRY**

**Freehold.**  
**Guide Price £175,000**

*Semi detached, three bedroom family home, of picturesque village location. The property, with no upward chain, has good size, private rear garden, with polytunnel, fruit trees and uninterrupted views over hills and forestry beyond. This spacious dwelling, of cul-de-sac position, is eco friendly with internal wall insulation, an air source heat pump (for hot water and central heating) and solar panels which generate around 40% of the current owner's electricity needs.*

*The village is served by the Dyfi Valley Flecsi Bws service.*



### Location

From Machynlleth 'Clock Tower' proceed out of town towards the 'new road', A487. Continue towards Corris for approximately 4 miles. Take a right hand turn, sign posted Ceinws, over the bridge and right into the village. Turn left, after the village pub, sign posted Aelybryn. Continue into the cul-se-sac. No. 18 is located on the right hand side of the road. Our 'Ar Werth / For Sale' board is displayed.

### Description

Semi-detached, three bedroom family home with double glazed windows and doors, heat source pump and solar panels. The property is of traditional construction, surmounted by a pitch tiled roof. Entrance is via a double glazed door leading into~

### Hallway

Insulated external wall. Neutral décor and vinyl floor. Radiator, smoke alarm, telephone point and power points. Stairs to first floor and doors to sitting room and dining room.

### Sitting Room (Front) 10' 3 x 9' 11 (3.13m x 3.03m)

Insulated external wall. Neutral décor and beech effect laminate floor. Chimney breast with cast iron wood burner and shelving to chimney breast recess. Power points and double glazed bay window to front elevation.

### Dining / Breakfast Room (Rear) 13' 10 x 8' 8 (4.21m x 2.65m)

Insulated external rear wall. Neutral décor and beech effect laminate floor. Radiator, power points and double glazed French doors (with side windows) providing access to the decking and rear garden.

### Kitchen (Rear) 8' 4 x 8' 8 (2.55m x 2.65m)

Neutral décor, partially tiled walls and Marley tiled floor. Fitted with cream base units, drawers and wall cupboards. Stainless steel sink and drainer and complementing work tops. Free standing electric double oven with ceramic hob. Radiator, cooker point and power points. Concealed electric meters and consumer unit. Two double glazed windows to rear elevation overlooking the garden. Doorways lead to an under-stairs storage area and utility / former wet room. Double glazed door to side elevation.

### Utility / Former Wet Room 5' 9 x 5' 7 (1.75m x 1.70m)

Formerly a wet room which could be easily reinstated, as all plumbing for toilet, sink and shower are still in place. Wet wall panels and vinyl floor. Currently plumbed for washing machine. Wall fan heater and double glazed window with obscure glass to front elevation.

### First Floor Landing

Neutral décor and vinyl plank effect floor. Access to loft space. Door to airing cupboard housing the hot water tank and air source heat pump controls. Solar panel controls are in the loft. Oak panel doors to bathroom, W.C. and three bedrooms.

### Bathroom (Rear) 5' 7 x 5' 5 (1.70m x 1.65m)

White emulsion to walls, partially tiled. White pedestal wash hand basin and panel bath with AKW electric shower over. Double glazed window with obscure glass to rear elevation.

### W.C. (Rear) 2' 9 x 5' 9 (0.85m x 1.75m)

Neutral décor and grey, plank effect vinyl floor. White close coupled W.C. Radiator and double glazed window with obscure glass to rear elevation.

### Bedroom 1 (Front) 8' 9 x 9' 11 (2.66m x 3.01m)

Insulated external wall. Neutral décor and light oak laminate floor. Radiator, power points and double glazed window to front elevation.

### Bedroom 2 (Rear) 13' 3 x 8' 8 (4.05m x 2.63m)

Insulated external wall. Neutral décor and beech effect laminate floor. Radiator, power points and double glazed window to rear elevation overlooking the garden and forestry beyond.

### Bedroom 3 (Master Front) 13' 3 x 9' 11 (4.04m x 3.01m)

Insulated external wall. Neutral décor and beech effect laminate floor. Radiator, power points and two double glazed windows to front elevation.

ALL SIZES ARE APPROXIMATE

**Outside**

**Front**

*Small open plan lawn garden with steps leading down to house entrance. Side pathway leads to the rear garden.*

**Rear**

*This good size garden has a decked area in front of the French doors of the dining / breakfast room. A patio seating area leads to the rear garden, comprising lawn, raised beds, polytunnel and garden shed. The garden is privately enclosed with shrubs and trees which include apple and plum. Views extend out to hills and forestry beyond.*

**Guide Price** £175, 000

**Tenure** Freehold

**Council Tax Banding** C

**Services** Electricity, water and drainage connected.

**Local Authorities** Powys 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](http://www.legal2move.co.uk) E-mail ~ [info@legal2move.co.uk](mailto: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.

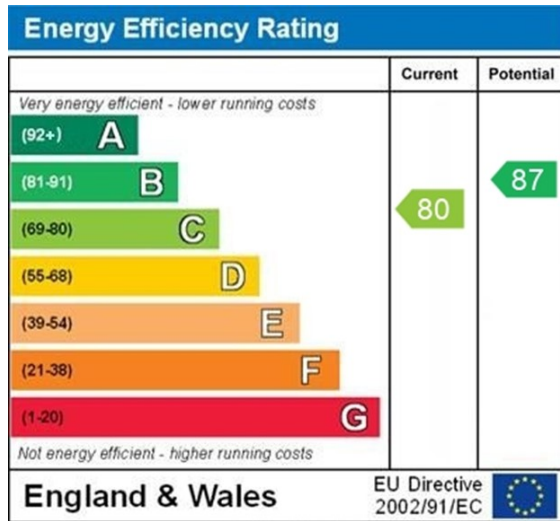


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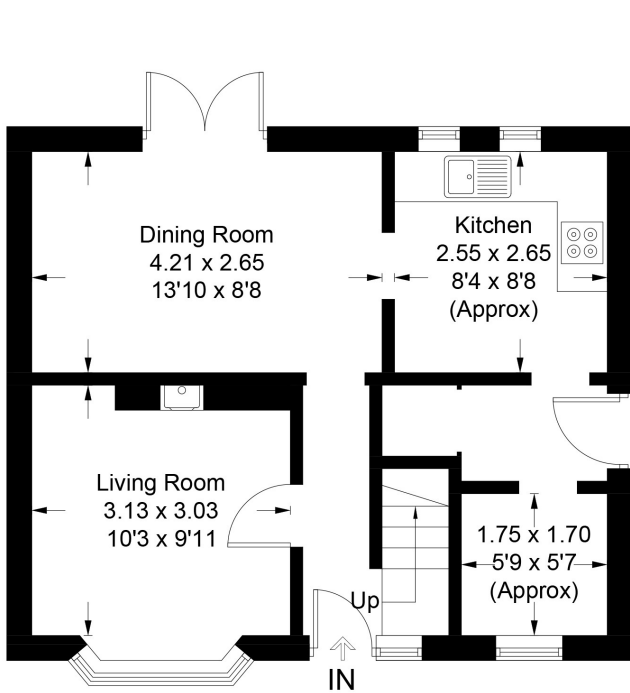
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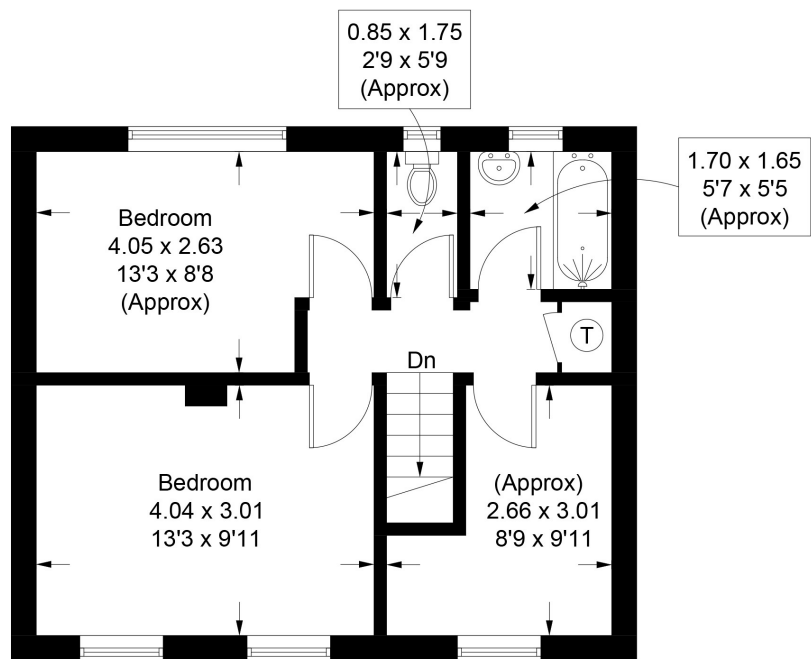
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### 18 Aelybryn, Ceinws, Machynlleth, Gwynedd, SY20 9EX

Approximate Gross Internal Area  
81.0 sq m / 871 sq ft



**Ground Floor**  
41.0 sq m / 441 sq ft



**First Floor**  
40.0 sq m / 430 sq ft

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



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