

# Legal 2 Move

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*Property Sales and Conveyancing*

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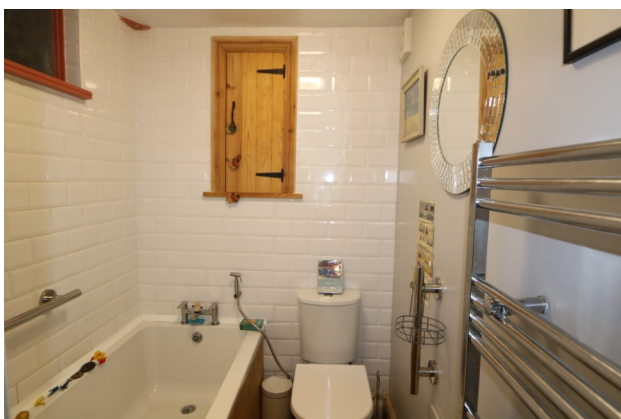
9 Penrallt Street  
Machynlleth  
Powys  
SY20 8AG  
Tel. 01654 702335



*2 Bont Faen, Forge, Machynlleth, SY20 8RN*



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



**THE PROPERTY COMPRISES:**

- **GROUND FLOOR ~ LOUNGE**
- **FIRST FLOOR ~ SHOWER ROOM AND TWO BEDROOMS**
- **LOWER FLOOR ~ BATHROOM AND BREAKFAST KITCHEN**
- **DOUBLE GLAZING WHERE SPECIFIED**
- **CAST IRON WOOD BURNER**
- **ELECTRIC PANEL HEATERS**
- **REAR COTTAGE GARDEN WITH VIEWS OVER THE RIVER BELOW**
- **VILLAGE LOCATION**
- **CHARACTER PROPERTY**

**Freehold.  
Guide Price  
£178, 000**

*Delightful, three storey, two bedroom cottage of immense charm and character, dating back to 1850. This desirable cottage has a rustic ambience and a welcoming presence. The accommodation occupies three floors, comprising ground floor lounge with cast iron wood burner and stairs leading to both the lower floor and first floor rooms. The lower floor has both a bathroom and breakfast kitchen and the first floor has two bedrooms and a shower room. The rear cottage garden overlooking the river, is private, mature with shrubs, trees, ferns and flower beds. A relaxing retreat for those seeking to escape the hustle and bustle of city life to live in restive, unspoilt scenic surroundings.*

*The historic market town of Machynlleth is approximately 1 mile away, 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**

From the Clock Tower in Machynlleth, proceed into Maengwyn Street, (High Street). Continue along passing the Co-op supermarket, on the right, and take the next right hand turn into Forge Road. Continue for approximately 1 mile into the village. As you approach the bridge, bear right into the lane. No. 2 Bont Faen is the second cottage in the terrace on the left hand side. Our 'For Sale / Ar Werth' sign is displayed.

### **Description**

Well appointed, three storey two bedroom cottage dating back to 1850. Of slate construction, surmounted by a slate pitch tiled roof, the property is entered through a upvc double glazed door which leads into ~

### **Lobby**

Open plan to the living room. Oak effect laminate floor and exposed ceiling beam. Cloak hanging space and open plan stairs to upper floor.

### **Lounge (Front / Rear) 20' x 12' 3 (6.10m x 3.73m)**

Pastel décor and oak effect laminate floor. Chimney breast housing a cast iron wood burner with slate hearth and lintel. Power points, T.V. aerial point, fibre internet connection and electric panel heater. Single glazed window to rear elevation, overlooking a pretty cottage garden. Wooden sash cord window, with double glazed unit, to front elevation overlooking the lane. Exposed wooden stairs lead down to the kitchen.

### **First Floor Landing**

Light grey emulsion to walls and oak effect laminate floor. Full width built-in wardrobes ,with shelving and dress rail. Door to airing cupboard housing the hot water tank and immersion heater. Access to insulated loft and latch doors to bedrooms and shower room.

### **Bedroom 1 (Front) 12' 4 x 6' 2 (3.76m x 1.88m)**

Pastel emulsion to walls, exposed ceiling beam and oak effect laminate floor. Pine built-in double bed with storage cupboards beneath. Book shelving, power points and electric wall heater. Wooden sash cord window with double glazed unit and deep sill to front elevation. Scenic views across grazing land and countryside.

### **Bedroom 2 (Rear) 10' x 7' 9 (3.05m x 2.36m)**

Pastel décor, oak effect laminate floor and exposed ceiling beam. Power points and electric wall heater. Full height single glazed window with views over the garden and river beyond.

### **Shower Room (Rear) 5' 6 x 4' 6 (1.67m x 1.37m)**

Partially tiled walls and heritage green tongue and groove panelling to lower walls. White exposed floor boards and white suite, comprising close coupled W.C., pedestal wash hand basin and corner shower cubicle with glass doors and chrome shower, operated from the hot and cold water supply. Extractor fan and chrome heated towel rail. Single glazed window with deep sill to rear elevation.

### **Lower Ground Floor**

Rustic in design with individual characteristics. Inset spot lighting, exposed floor boards and pine double doors with shelving for storage. Latch doors to bathroom and breakfast kitchen.

### **Bathroom 6' 9 x 5' 7 (2.06m x 1.70m)**

Exposed floor boards, built-in storage cupboard and partially tiled walls. White suite comprising, close coupled W.C. and panelled bath with chrome shower head. Chrome heated towel rail and extractor fan. Fixed window with borrowed light from the upper floor.

### **Breakfast Kitchen (Rear) 11' 6 x 10' 3 (3.51m x 3.12m)**

Full of character, with exposed floor boards, partially tiled walls and feature painted walls. Fitted with white base units and wall cupboards. High level built-in electric fan oven and separate ceramic hob with extractor fan over. Stainless steel sink and drainer and wooden worktops. Power points and plumbing for washing machine. Wall shelving and electric wall panel heater. Single glazed window with deep sill and glazed door leading out to the cottage garden.

**Outside**

**Front**

Open plan flower bed. A low timber wood store is housed here.

**Rear**

A delightful, private cottage garden, enclosed and gated, mature with shrubs trees and flower beds. A shale patio seating area leads to a low slate boundary wall with views over the river below. There is gated access across neighbouring property with a right of way to the bridge / road.

**Guide Price** £178, 000

**Tenure** Freehold

**Council Tax Banding** C

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

**Local Authorities** Powys County Council.

**Water** Hafryn Dyfrdwy.

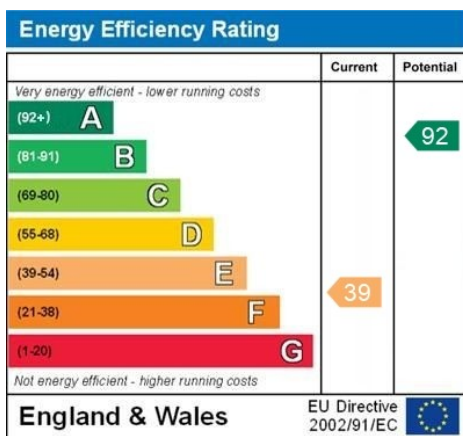
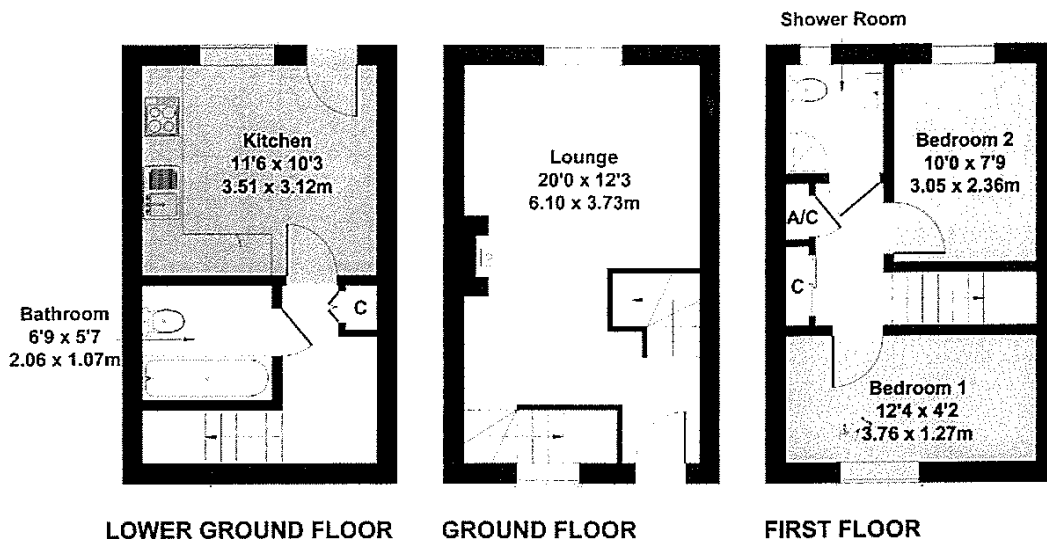
**Viewing** Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or at 9 Penrallt Street,

**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.



## 2 Bontfaen

Approximate Gross Internal Area  
686 sq ft - 64 sq m



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### MISREPRESENTATION ACT, 1967

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

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