

Legal 2 Move

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

Property Sales and Conveyancing

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

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



4 Maesteg, Pennal, Machynlleth, SY20 9DL



4 Maesteg, Pennal, Machynlleth, SY20 9DL

THE PROPERTY COMPRISES:

- **ENTRANCE HALLWAY**
- **LOUNGE**
- **BREAKFAST KITCHEN**
- **UTILITY**
- **W.C.**
- **THREE FIRST FLOOR BEDROOMS**
- **BATHROOM WITH SHOWER**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **CAST IRON WOOD BURNER**
- **SOLAR PANELS FOR ELECTRICITY AND HOTWATER**
- **RAYBURN FOR COOKING**
- **LPG CONNECTION FOR A SEPARATE COOKER**
- **WORKSHOP**
- **GREENHOUSE**
- **GARDENS**
- **VILLAGE LOCATION**

Freehold.
Guide Price £190,000

This delightful, spacious, family home has so much to offer, with individual characteristics.

A spacious eco friendly, three bedroom property, with solar panels for both electricity and hot water, double glazing and cast iron wood burning stove.

The kitchen is well equipped with a Rayburn for cooking, as well as an alternative to providing heating and hot water.

LPG connection for an alternative cooker, if required.

An additional bonus is the insulated workshop, which would appeal to those who work from home, or it could continue to be let for additional income, if preferred.

The gardens are delightful, private and enclosed, the rear with open countryside beyond.

Of village location with primary school, church and Riverside pub and restaurant. Beauty and leisure complex nearby.

Pennal has a good community spirit and is a desirable place to live.

Please note that this property has a local occupancy clause.



Location

Pennal is located 4.3 miles from Machynlleth and 6.7 miles from Aberdyfi, located along the A493. As you approach Pennal Village from Machynlleth, take the first right hand turn into a cul-de-sac of houses. No. 4 is located on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Semi-detached, three bedroom, spacious family home, of traditional construction, with spa rendered elevations, surmounted by a slate pitch tiled roof, with solar panels for hot water. The rear workshop roof has solar panels for electricity. Entrance is to front elevation via a upvc double glazed door which leads into the hallway.

Hallway

Pastel décor, neutral carpet and feature papered wall. Recess area with shelving for a computer. Cloak hanging space, radiator with individual thermostatic control and smoke alarm. Under-stairs storage cupboard and stairs to first floor. Glazed oak door leads into ~

Lounge (Front) 12' 4 x 12' 8 (3.75m x 3.85m)

Oak floor and neutral décor. Chimney breast housing a cast iron wood burner and slate hearth. Recess shelving, radiator with individual thermostatic control, power points and T.V. aerial point. Double glazed window to front elevation with views across to hills in the distance. Oak double doors opening into ~

Breakfast kitchen (Rear) 20' 8 x 7' 10 (6.30m x 2.40m)

This delightful, modern room, with individual characteristics, is the full width of the house. The spacious dining area is situated at the end of the kitchen, overlooking the rear enclosed garden. Oak floor, partially tiled walls, power points, radiator and double glazed window. The main kitchen area, with Rayburn and integrated fridge freezer, is fitted with cream shaker style units comprising base units, drawers, wall cupboards and larder cupboard. Stainless steel one and a half bowl sink and drainer and complementing work tops. There is an extractor hood with LPG connection for an additional cooker, if required. Power points and double glazed window to rear elevation overlooking the garden. Quirky floor tiling decorates the floor, close to the double glazed door, which leads into the utility.

Utility (Side) 16' 9 x 6' 3 (5.11m x 1.91m)

Quarry tiled floor and polycarbonate roof. A good use of space with plumbing for washing machine and power points. Belfast sink, ash worktops, shelving and doors to front and rear elevation. Roller shutter door to workshop and oak door into ~.

W.C.

White close coupled W.C., quarry tiled floor and partially tiled walls.

Workshop (Rear) 21' 5 x 9' (6.53m x 2.74m)

Wooden construction with solar panels on the roof for electricity. Roller shutter door, insulated walls and ceiling. Solar panel controls, work bench, shelving, power points, lighting and wooden double glazed windows. A separate external rear door connects to a ~

Garden store 8' 12 x 4' 4 (2.74m x 1.32m)

Light and single glazed window.

First Floor Landing

Access to loft space. Double glazed window to side elevation. Power points, smoke alarm and doors to bathroom and three bedrooms.

Bathroom (Rear) 8' 4 x 4' 11 (2.55m x 1.50m)

Ceiling inset spot lighting, neutral décor, vinyl floor and partially tiled walls. White suite, comprising newly installed low level W.C., cast iron bath with chrome mixer tap and rain fall shower over. Quirky, period oak cabinet with sunken porcelain wash hand basin. Heated towel rail, extractor fan and double glazed window to rear elevation overlooking the garden with open countryside beyond.

Bedroom 1 (Rear) 11' 10 x 8' 10 (3.60m x 2.70m)

Neutral décor and feature painted wall. Double built-in wardrobe. Radiator with individual thermostatic control, power points and double glazed window overlooking the rear garden and open countryside beyond.

Bedroom 2 (Front) 11' 6 x 7' 3 (3.50m x 2.20m)

Neutral décor. Over-stairs storage / single wardrobe. Radiator with individual thermostatic control, power points and double glazed window to front elevation with views over the village and countryside beyond.

Bedroom 3 (Front) 13' 0 x 11' 8 (3.96m x 3.55m)

Neutral décor and deep red carpet. Radiator with individual thermostatic control, power points and double glazed window to front elevation with views over the village and countryside beyond.

ALL SIZES ARE APPROXIMATE

Outside

Front

Enclosed and gated, with pathway leading to the house entrance and to the side utility. The garden is laid to lawn with mature shrubs and hedging.

Side

A wood store is located here and there is access to the utility.

Rear

The garden is delightful with uninterrupted views to countryside beyond. Privately enclosed and gated, with a paved patio leading to a split level lawn garden, mature shrubs and trees. There is also a greenhouse and access to a garden store which is attached to the rear of the workshop.

Guide Price £190,000

Tenure Freehold

Council Tax Banding B

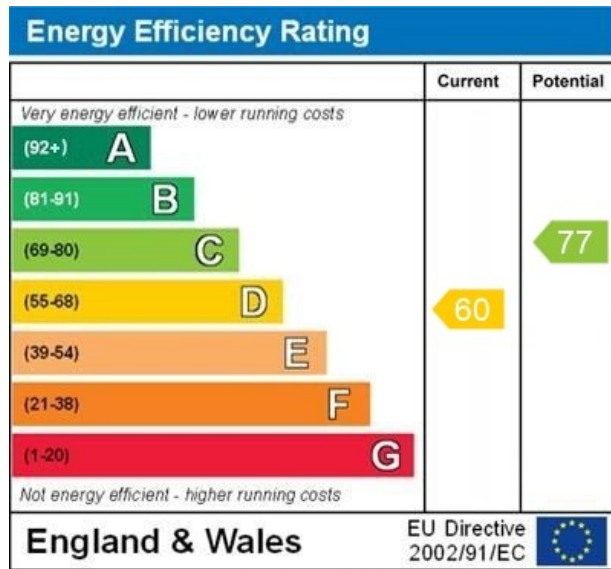
Services Electricity, water and drainage connected.

Local Authorities Gwynedd Council.

Water Welsh Water (Water meter)

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
E-mail ~ info@legal2move.co.uk

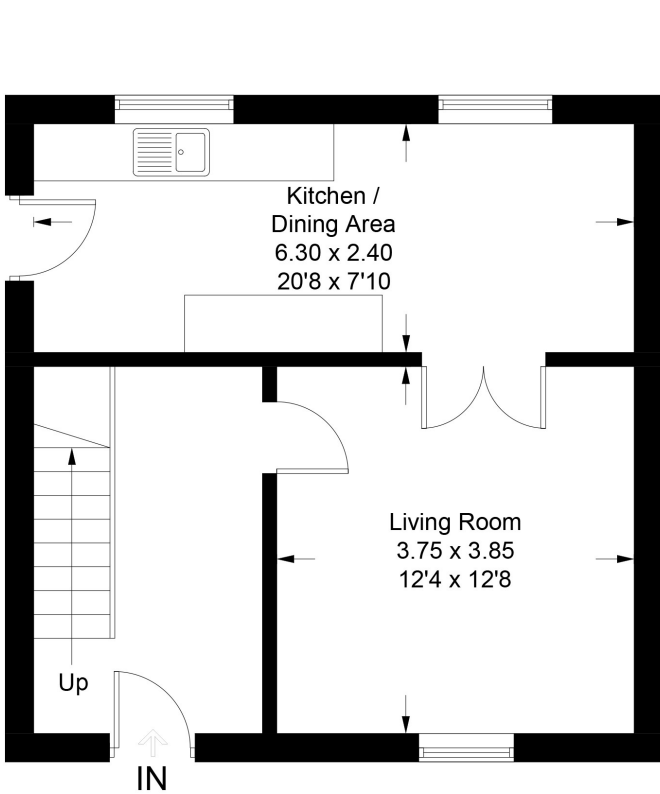
Agents' Note The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as fit for purpose.



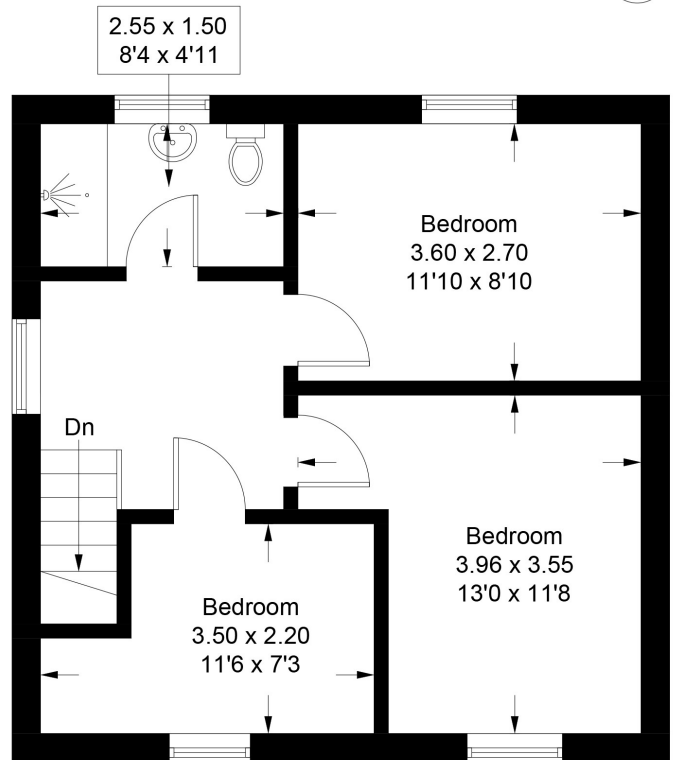
WWW.EPC4U.COM

4 Maesteg, Pennal, Machynlleth, Powys, SY20 9DL

Approximate Gross Internal Area
80.9 sq m / 871 sq ft



Ground Floor
40.6 sq m / 437 sq ft



First Floor
40.3 sq m / 434 sq ft

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



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.