

Legal 2 Move

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Property Sales and Conveyancing

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Tel. 01654 702335

14 Ael y Bryn, Ceinws, Machynlleth, SY20 9EZ



THE PROPERTY COMPRISES:

- **LOUNGE**
- **KITCHEN / DINER**
- **UTILITY**
- **SUN ROOM**
- **REAR PORCH**
- **THREE BEDROOMS**
- **BATHROOM**
- **W.C.**
- **OPEN FIRES**
- **SOLID FUEL CENTRAL HEATING**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **GARDENS**
- **RURAL VILLAGE LOCATION**

**Freehold.
Guide Price
£160, 000**



Deceptively spacious, traditional, three bedroom mid terrace family home, extended with a rear sun room. The property, of cul-de-sac position, is located within a picturesque village with surrounding views of unspoilt countryside. The village of Ceinws is approximately 4.5 miles to Machynlleth, a historic market town 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.



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

Location

From Machynlleth 'Clock Tower' proceed out of town towards the 'new road', A487. Continue towards the village of Ceinws. Ael y Bryn is elevated from the village, of cul-de-sac position, located on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

Mid terrace, three bedroom property, of traditional construction with spar rendered elevations, surmounted by a pitch tiled roof. Entrance is via a upvc double glazed door which leads into ~

Lounge (Front) 19' 6 x 9' (5.95m x 2.74m)

Picture rail, neutral décor and carpet. Tiled fire-place to open fire. Radiator, power points and telephone point. Double glazed bay window to front elevation and open plan stairs to first floor. Glazed door leads into ~

Kitchen / Diner / Snug (Rear) 22' 8 x 9' (6.91m x 2.75m)

Dining Area / Snug

Open plan to kitchen. Neutral décor and picture rail. Tiled fire-place to open fire. Radiator, power points, smoke alarm and T.V. aerial point. Double glazed French doors leading into sun room.

Kitchen Area

Vinyl floor. Cream fitted base units, drawers, wall cupboards and larder cupboard. Stainless steel sink and drainer and complementing work tops. Free standing Hotpoint double electric oven with extractor hood over. Plumbing for washing machine and power points. Double glazed window to rear elevation and door to rear Porch. Door into~

Rear Porch

'Lean-to' Polycarbonate roof and cold water tap. Light and power point. Single glazed door to rear elevation.

Utility (Front)

Vinyl floor. Cloak hanging space and power points. Work top for under counter appliances and wall cupboard. Double glazed window and door to rear elevation.

Sun Room (Rear) 9' 7 x 7' 5 (2.93m x 2.27m)

Ceramic tiled floor and power points. Full height, upvc double glazed windows, patio doors and polycarbonate roof. Views over the garden and forestry beyond.

First Floor Landing

Double glazed window to the foot of the stairs. Power points, radiator and access to loft space. Airing cupboard with copper hot water tank and immersion heater. Doors to three bedrooms, bathroom and W.C.

Bathroom (Rear) 5' 7 x 5' 3 (1.70m x 1.60m)

Fully tiled walls and vinyl floor. Panelled bath with Mira shower and folding shower screen over. Pedestal wash hand basin and double glazed window with obscure glass to rear elevation.

W.C. 5' 3 x 2' 8 (1.60m x 0.81m)

Vinyl floor and close coupled W.C. Double glazed window with obscure glass to rear elevation.

Bedroom 1 (Rear) 13' 10 x 9' 1 (4.22m x 2.77m)

Picture rail and neutral décor. Radiator and power points. Double glazed window to rear elevation.

Bedroom 2 (Front) 13' 10 x 10' 2 (4.22m x 3.10m)

Picture rail and neutral décor. Radiator, power points and T.V. aerial point. Double glazed window to front elevation.

Bedroom 3 (Front) 10' 2 x 5' 5 (3.10m x 1.65m)

Picture rail and neutral décor. Recess book shelving and power points. Double glazed window to front elevation.

Outside

Front

Low boundary wall and four steps down to paved patio.

Rear

Enclosed, split level garden, with paved patio leading down to a lawn garden, mature with shrubs and trees.

Guide Price £160, 000

Tenure *Freehold*

Council Tax Banding *C*

Services *Electricity, water and drainage connected.*

Local Authorities *Powys Council.*

Water *Welsh Water Authority.*

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 E-mail ~ 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 qualify as being fit for their purpose.



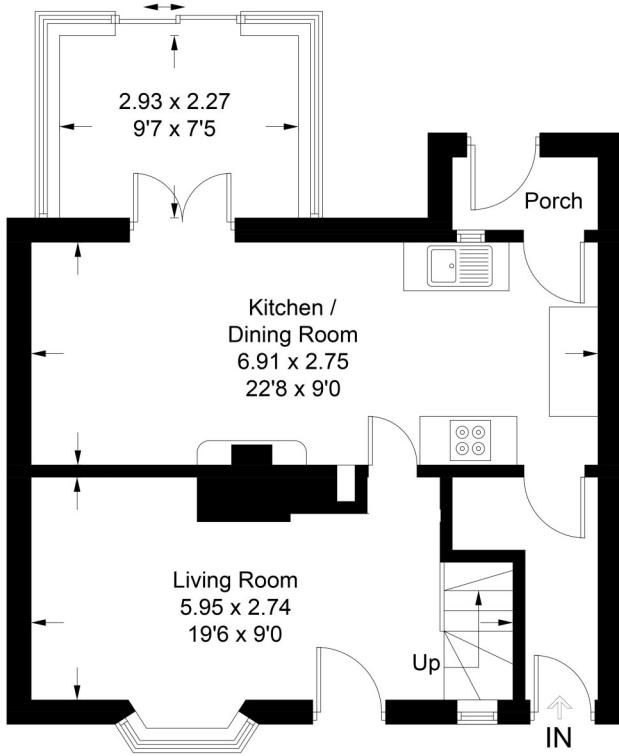
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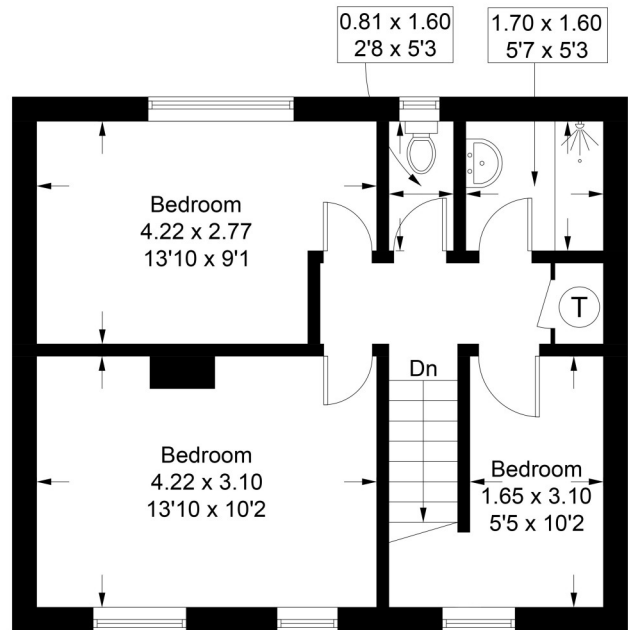
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Aelybryn, Ceinws, Machynlleth, Powys, SY20 9DZ

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft



Ground Floor
50.0 sq m / 538 sq ft



First Floor
42.0 sq m / 452 sq ft

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



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