

Legal 2 Move

Trefeddyg
High Street
Tywyn
Gwynedd
LL36 9AD
Tel. 01654 712218
Fax. 01654 712015

Property Sales and Conveyancing

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

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

Hendre, Heol Powys, Machynlleth, SY20 8AY



THE PROPERTY COMPRISES;

- **HALLWAY**
- **LOUNGE**
- **DINING ROOM**
- **KITCHEN**
- **FIRST FLOOR BEDROOM 1 & 2**
- **FIRST FLOOR W.C**
- **SECOND FLOOR BATHROOM**
- **SECOND FLOOR BEDROOM 3 & 4**
- **SASH CORD WINDOWS**
- **OPEN FIRES**
- **STRORAGE HEATING**
- **REAR GARDEN**
- **RENOVATION PROJECT**



Semi-detached, three storey, three to four bedroom period town house. The property, with much potential, requires extensive renovation. However, this project could be eligible for a Eco 4 house grant.

This 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.

Freehold.

Offers in excess of £75, 000



Location

From Machynlleth 'Clock Tower', proceed into Heol Maengwyn. Take a left hand turn at the Spar supermarket and left again into Hoel Powys. The property is the end terrace house, on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

Description

End of terrace, three storey Victorian, three bedroom house, in need of a total renovation. Of brick construction, surmounted by a pitch tiled roof and slate to the gable end of the property. Entrance is via a recess porch with original part glazed door which leads into ~

Hallway

Electric storage heater, power point and telephone point. Spindle staircase to upper floors and original panel door into lounge.

Lounge (Front) 12' 8 x 12' 4 (3.85m x 3.76m)

Tiled fire-place to open fire. Electric storage heater and power points. Sash cord bay window to front elevation. A panelled door leads into ~

Dining Room (Rear) 13' 9 x 12' 4 (4.20m x 3.76m)

Tiled fire-place to open fire. Chimney breast recess with original storage cupboards. Under-stairs storage/ cloak hanging space. Electric storage heater and power points. Sash cord window to rear elevation and door into~

Kitchen (Rear) 9' 1 x 7' 6 (2.76m x 2.29m)

Wall cupboards, work tops and stainless steel sink and drainer. Power points, cooker point and window to side elevation.

First Floor Landing

Electric storage heater and power point. Two sash cord windows to rear elevation and doors to w.c. and bedroom 1 and 2. Stairs to second floor.

Bedroom 1 (Rear) 13' 9 x 12' 6 (4.16m x 3.82m)

Chimney breast recess with mounted wash hand basin. Electric storage heater, power points and sash cord window to rear elevation.

W.C. (Front) 5' 11 x 3' 1 (1.80m x 0.95m)

High level W.C. Sash cord window to front elevation.

Bedroom 2 (Front) 16' 1 x 12' 2 (4.90m x 3.70m)

Original fire-place. Recess chimney breast with mounted wash hand basin. Electric storage heater and sash cord window to front elevation.

Stairs to second floor landing

Landing

Storage to eaves. Electric storage heater and Velux window. Doors to storage room/ small bedroom and bedroom 4.

Store / Small bedroom 3 (Front)

This room has options of use. Sash cord window to front elevation.

Bedroom 4 (Front) 10' 4 x 10' 3 (3.15m x 3.13m)

Exposed ceiling beam, power points and sash cord window to front elevation.

Bathroom (Rear) 13' 9 x 10' 3 (4.20m x 3.13m)

A spacious room with exposed ceiling beam. Pampas suite comprising panelled bath with electric shower over, pedestal wash hand basin and close coupled W.C. Sash cord window to rear elevation.

Outside ~


Front

The property fronts the footpath to the roadside.

Rear

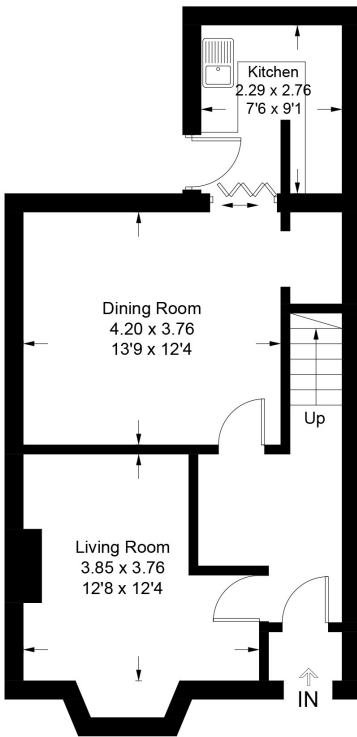
A shared side entry, to the neighbouring property, leads to the enclosed and gated rear garden. Paved, for low maintenance, the garden has a slate built store, previously used for storing coal and a former outside toilet.

Price	<i>Offers in excess of £75, 000</i>
Tenure	<i>Freehold</i>
Council Tax Banding	<i>Formerly a C band</i>
Services	<i>Mains electricity, water and drainage connected.</i>
Local Authorities	<i>Powys County Council</i>
Water	<i>Hafren Dyfrdwy</i>
Viewing	<i>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 Email. info@legal2move.co.uk</i>
Agent's Note	<i>The Agents have not tried nor tested any appliances, fixtures, fittings or services and, therefore, cannot verify that they are fit for purpose.</i>

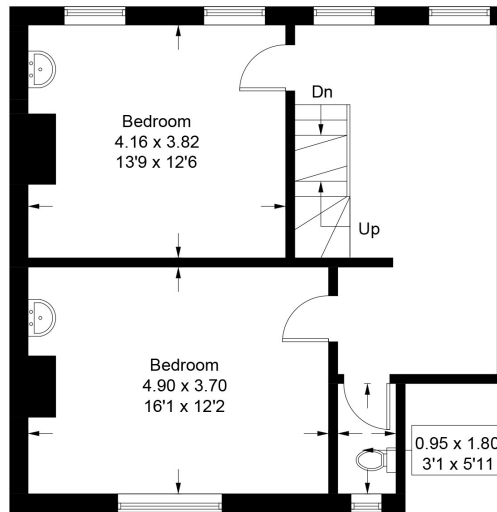
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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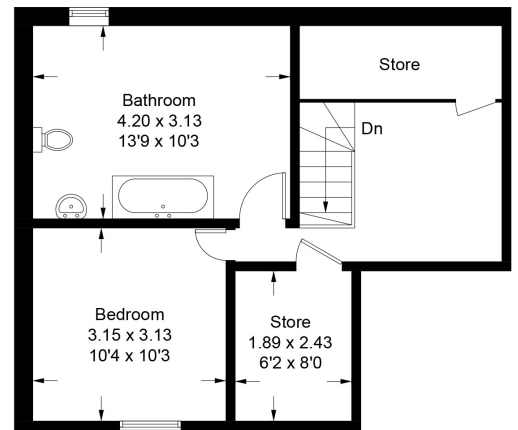
Approximate Gross Internal Area = 146.1 sq m / 1572 sq ft



Ground Floor
47.8 sq m / 514 sq ft



First Floor
55.3 sq m / 595 sq ft



Second Floor
43.0 sq m / 463 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.