



FOR SALE BY PRIVATE TREATY

Georgian style former Manor House comprising 5 bedrooms: 3 Reception rooms: 3 Shower rooms: Modern fitted kitchen all set in 3 acres or thereabouts bounded by the Dyfi River with far reaching valley views.

**ABERHIRIAETH HALL
CEMMAES
MACHYNLLETH SY20 9AA**



The most attractive period resident is beautifully privately set within its own grounds elevated above the mid reaches of the Dyfi River Valley. Located in rural surroundings to the outskirts of Cemmaes Village which has a Public House being approximately 7 miles east of Machynlleth, 25 miles north of Aberystwyth and approximately 1 ½ hours' drive from Shrewsbury.

Vendor Likes:

Extent of the grounds
Privacy
River boundary
Large lounge

Agent Likes:

Style of property
Elevated position
Surrounding scenery
Manageable nature of the house

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Aberhiriaeth Hall, Cemmaes, Machynlleth, SY20 9AA

VERANDAH



Running the complete width of the front of the property, slate slab floor.

HALLWAY



Attractive swirling staircase with matching hand rail rising to first floor, cupboard under. Original stripped pine panel doors off. Moulded cornice.

GAMES ROOM



15' 8" x 16' (4.78m x 4.88m)

Ceramic Art Nouveau style open fireplace. Moulded cornice. Two windows with shutters. Double door opening into)

LOUNGE



20' 7" x 22' (6.27m x 6.71m)

Brick chimneybreast with inglenook dog grate, canopy and tiled hearth. Two rear windows having river and valley aspect. Curved cornice. Two panel radiators.

DINING ROOM



14' 2" x 10' (4.32m x 3.05m)

plus chimney alcove. Ornamental open fireplace. Front window and side French doors onto drive. Electric panel central heating radiator. Moulded cornice. Arch opening into:-

KITCHEN/BREAKFAST ROOM



16' 6" x 14' (5.03m x 4.27m)

Newly fitted base and wall units extending to two walls with inset coloured coded single drainer sink unit. Integrated dishwasher. Space for upright fridge/freezer. Electric oven range located into former fireplace. French doors onto rear garden and patio area overlooking river. Electric panel radiator.

FIRST FLOOR

LANDING Window to front.

MASTER BEDROOM



15' 9" x 18' (4.8m x 5.49m)

Wash hand basin. Tiled fireplace. Electric panel radiator.

BEDROOM 2



15' 2" x 11' 4" (4.62m x 3.45m)

Front & side windows. Fitted pine door wardrobe Tiled fireplace. Electric panel radiator.

REAR LANDING

Deep fitted airing cupboard.

BEDROOM 3



11' 10" x 12' 4" (3.61m x 3.76m)

Stunning river & Valley views from rear window, side window. Fitted wardrobe. Electric panel radiator.

BATHROOM



3 piece suite comprising bath on legs with central shower mixer tap. Pedestal wash hand basin. Low flush WC: Window. Two walls fully panelled.

BEDROOM 4



17' 4" x 10' (5.28m x 3.05m)

Stunning views down Valley. Vanity wash hand basin. Electric panel radiator.

BEDROOM



5' 9" x 11' 7" (2.74m x 3.53m)

Stunning valley views. Electric panel radiator.

SHOWER ROOM

5' x 8' 2" (1.52m x 2.49m)

Large shower cubicle with electric shower unit. Low flush WC: Pedestal wash hand basin. Towel rail.

SHOWER ROOM

Large shower cubicle Low flush WC: Pedestal wash hand basin. Electric panel radiator. Fully tiled walls.

SEPARATE FRONT ACCESS

UTILITY ROOM

7' 3" x 7' (2.21m x 2.13m)

Terrazzo tiled floor. Double drainer stainless steel sink unit. Plumbing for dishwasher & washing machine under work surface.

WALK IN PANTRY

Terrazzo tiled floor. Slate slab

OFFICE

8' 10" x 7' 5" (2.69m x 2.26m)

Night storage heater

REAR LOBBY

Door to back garden

TOILET

High flush WC

OUTSIDE



Privately set beyond front paddock and approached via a tree lined carriage way drive with pillared entrance and gates opening onto tar-macadam fore court laid to front lawn with shrubs and bushes.



A gravel path gives access to both sides and to rear lawn with beautiful steps down over 5 separate tiers to the Banks of the Dyfi River.

In all the grounds are said to extend to **approximately 3 acres.**

GARAGE

9' 1" x 16' 4" (2.77m x 4.98m)

Electric light and power

TIMBER SHED**16' x 8' (4.88m x 2.44m)****SERVICES**

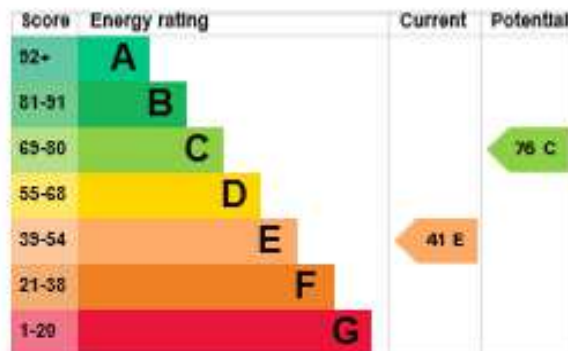
Mains electric & water. Private drainage.
Electric panel radiators on individual
thermostats and timers. All window are
UPVC double-glazed.

COUNCIL TAX

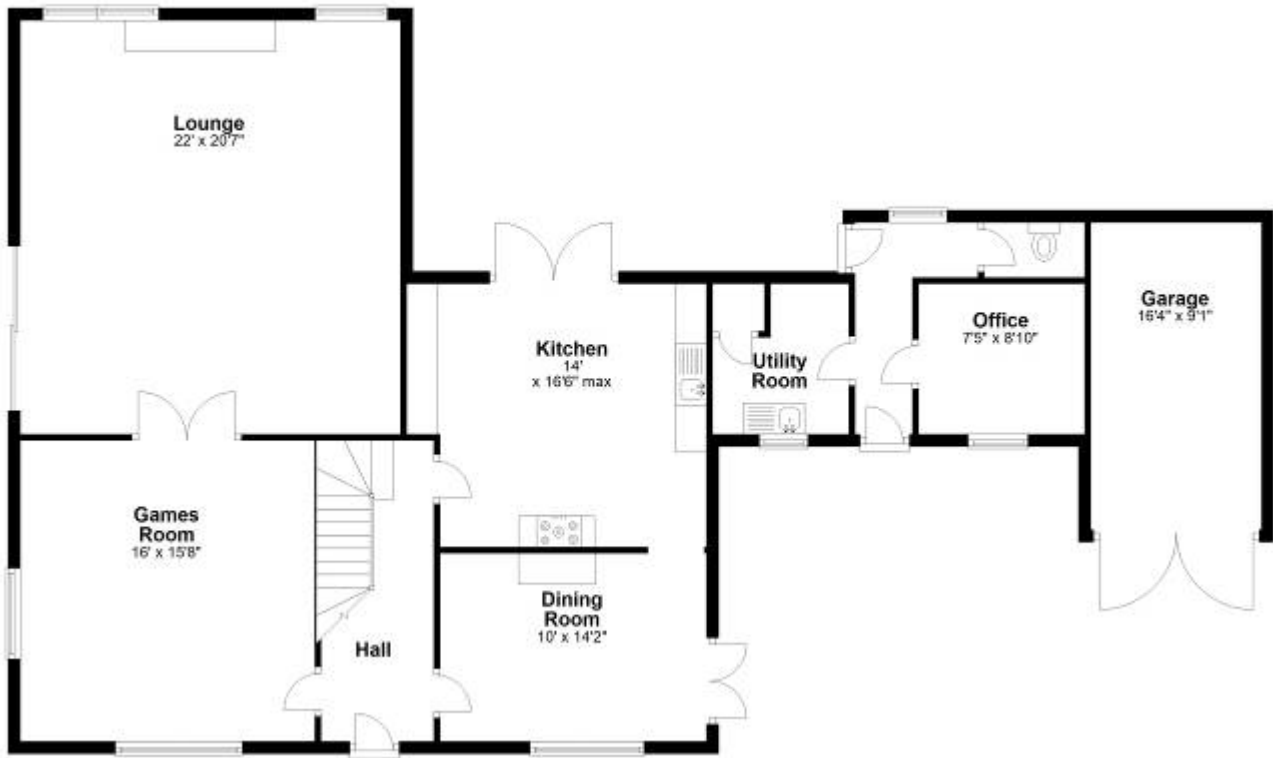
Band 'H'

VIEWING

Via agent's office
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24-hour answer phone

PRICE:**£695,000**

Ground Floor



First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.