

**TAN Y GRAIG
PENNAL
SY20 9LB**

PRICE £359,950 FREEHOLD



**Well presented 3 bedroom bungalow situated on the edge of the hamlet of Cwrt
Beautiful rural views
Fully refurbished
Oil central heating, upvc double glazing
Grounds extending to 1/3 acre.**

This well presented detached 3 double bedroom bungalow is situated in a rural location on the edge of the hamlet of Cwrt nr Pennal and within easy access of Aberdovey or Machynlleth. Refurbished since 2019 to include all new contemporary upvc windows and doors, updated electrics, installation of oil central heating, insulating internal walls, new bathroom and kitchen and the lounge has been fitted with a multi fuel stove. The property is light and contemporary inside. The grounds extend to approximately a 1/3 of an acre including a woodland area, elevated lawn, slate paved patio and block built workshop plus gravel parking for several vehicles.

The village of Pennal has a primary school and also the extremely popular Riverside pub and restaurant. Plas Talgarth with its leisure facilities, restaurant and swimming pool is also within the village of Pennal. Machynlleth is approximately 3 miles and there you can access the mainline railway to Birmingham and Aberystwyth and also all major amenities including supermarket, dentist, doctor, leisure centre and high school. The coastal village of Aberdovey is only 6 miles away.

The property comprises open storm porch to:

ENTRANCE HALLWAY

Tiled floor, window to side, open to:

UTILITY AREA

Window to side, tiled floor, laminate work top, plumbed for washing machine, space for tumble drier, consumer unit and electric meter located here.

LOUNGE 5.58 x 3.74

3 windows to front - 1 to side, LVT wood effect flooring, exposed brick fireplace with multi fuel stove on slate hearth.

KITCHEN 5.88 x 3.67

5 windows on 3 elevations plus French doors to side, LVT wood effect flooring, Howdens kitchen with breakfast bar, integral slim-line dishwasher, induction hob with extractor over, eye level oven and microwave, space for American style fridge freezer, composite sink and drainer, access to loft with pull down ladder.

Off lounge door to inner hallway with built in airing cupboard and full height window.

BEDROOM 1 2.88 x 2.74

Window to rear.

BATHROOM 2.36 x 1.70

Window to rear, tiled floor and walls, p shaped bath with shower over and glass screen, w c, vanity wash basin, heated towel rail, extractor light.

2 steps up to:

BEDROOM 2 (main) 3.93 x 3.54

Window to front.

BEDROOM 3 3.49 x 3.06

Window to side, access to loft.

OUTSIDE FRONT

Gravel driveway for several vehicles, laid to lawn, mature planting, oil tank and oil boiler located here, woodland, elevated rear area with Summerhouse (in need of refurbishment).

WORKSHOP 4.54 x 3.14

Block built with timber cladding, timber doors, power and lighting.

TENURE Freehold

ASSESSMENTS Band E

SERVICES Mains water, electricity, mains drainage are connected.

WHAT3WORDS; monkey.clicker.patting

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence on putting forward an offer.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

floorplan



