

**DOLDYHEWYDD  
PENNAL  
SY20 9DW**

**PRICE £425,000 FREEHOLD**

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
1-34	G		

England & Wales



**Well presented spacious 4 bedroom house  
Central village location  
2 bathrooms, enclosed rear garden  
Oil central heating, mainly upvc double glazed**

This well presented detached period property is situated in the heart of the rural village of Pennal. Retaining many original features, the property comprises entrance hallway leading 2 reception rooms at the front, kitchen, utility, cloakroom and conservatory at the rear.

With 4 bedrooms and 2 bathrooms on the 1<sup>st</sup> floor. With small enclosed front garden, side access to the rear fully enclosed and maturely planted with stone workshop and store, greenhouse and music room in the former garage plus private parking for 3 vehicles. The current owners have refurbished both bathrooms and installed acoustic upvc sash windows to the front and side elevations. The property is oil centrally heated.

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 composite door to;

#### **HALLWAY**

Original slate flagstone floor, under stairs cupboard.

#### **LOUNGE** 4.18 x 4.14

Window to front and side with original shutters, wood burning stove, original inset cupboard and shelving.

#### **DINING ROOM** 3.99 x 3.52

Window to front with original shutters, wood burning stove, original inset cupboard and shelving.

#### **KITCHEN** 3.66 x 3.61

French doors to rear, oak cupboards, laminate work top, ceramic sink and drainer, plumbed for dishwasher, electric Aga range oven, slate flagstone floor.

#### **UTILITY** 2.79 x 2.47

Timber sash window to rear, built in cupboard housing boiler, laminate work top, stainless steel sink, plumbed for washing machine, slate flagstone floor.

#### **CLOAKROOM**

Window to side, w c, wash basin, slate flagstone floor, built in cupboard housing consumer unit and meter.

Off entrance hallway to:

#### **CONSERVATORY** 3.23 x 2.23

Timber double glazed windows on 3 elevations, 2 glazed doors to side, vinyl floor.

Stairs to 1<sup>st</sup> floor half landing, window to front, access to loft.

#### **BATHROOM** 3.02 x 2.16

Timber sash window to rear, corner shower cubicle with electric pump shower, roll top bath, w c, wash basin, panelled walls, laminate floor, electric heated towel rail, sensor lights and extractor.

Steps to 1<sup>st</sup> floor landing, window to front.

#### **BEDROOM 1** 4.17 x 4.15

Window to front and side, original fireplace.

#### **BEDROOM 2** 4.12 x 3.50

Window to front, original fireplace.

#### **BEDROOM 3** 3.64 x 3.62

Window to rear, original built in cupboard.

#### **BEDROOM 4** 3.26 x 2.48

Window to rear, (currently used as an office), built in cupboard housing hot water cylinder and slatted shelving.

#### **SHOWER ROOM** 2.34 x 1.10

Window to side, shower cubicle with power shower, wash basin, w c, panelled walls, laminate floor, sensor lights and extractor, electric heated towel rail.

#### **OUTSIDE FRONT**

Wrought iron railings and gate, small lawn area, mature shrubs, access to rear.

#### **OUTSIDE REAR**

Fully enclosed, laid to lawn, mature shrubs and trees, slate paved patio, raised vegetable beds greenhouse, stone built workshop 4.58 x 2.52 with power, tap, oil tank located here, gate to rear parking area, music room 7.58 x 3.80 in former garage, external power point.

#### **TENURE** Freehold

#### **ASSESSMENTS** Band F

**SERVICES** Mains water, electricity, mains drainage are connected.

#### **WHAT3WORDS: flags.whisker.materials**

#### **MONEY LAUNDERING REGULATIONS**

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