



MORRIS MARSHALL & POOLE

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Gwelfryn, Corris Uchaf, Nr Machynlleth, SY20 9BL

- 3 Bedroom Mid Terraced Period Cottage • Excellent Order Throughout • Garden to rear with views towards Cader Idris • 4 Parking Spaces; Oil Central Heating • Replacement UPVC double glazed windows • EER = D57 •



£165,000

Machynlleth Office 01654 702 472 machynlleth@morrismarshall.co.uk

General Remarks

Upper Corris is found close to Tallyllyn Lake and the foot of Cader Idris, Wales' second highest peak. Convenient to Dolgellau and the Cardigan Bay coastline, the cottage is offered in excellent order and has been much improved and decorated to a very high standard.

Internal Inspection Recommended

Accommodation

Ground Floor

Hall

Ceramic tiled floor. Exposed beam ceiling. Stairs leading off.

Sitting Room 21'0 x 12'7 (average) (6.40m x 3.84m (average))

Laminate floor. 2 Windows. Cast iron multi-fuel stove inset to inglenook with oak beam over. Exposed beam ceiling. 2 Radiators.



Dining Room 12'8 x 10'3 (3.86m x 3.12m)

Inglenook fireplace with cast iron pot belly stove. Exposed beam ceiling. Radiator. Arch to



Kitchen 13'8 x 9'2 (4.17m x 2.79m)

Light oak shaker style wall and base units to 2 walls with central island unit. Wide work surfaces with tiled surround. Space for cooking range with cooker hood over. Ceramic tiled floor. Exposed beam ceiling. Enamel single drainer sink unit with mixer tap.



Utility 13'9 x 4'9 (4.19m x 1.45m)

Oil fired central heating boiler. Plumbing for automatic washing machine. Base cupboards and wall unit. Work surface with porcelain bowl sink. External door.

Cloakroom

Low flush WC.

Freezer Store

First Floor

Landing

Velux roof light. Radiator. 2 Loft hatches. Airing Cupboard.

Bedroom I 16'7 x 12'0 (5.05m x 3.66m)

Radiator. Double wardrobe.



Bedroom 2 10'2 x 10'2 (without recess) (3.10m x 3.10m (without recess))
Radiator. Wardrobe recess.



Bedroom 3 11'3 x 9'0 (3.43m x 2.74m)
Radiator.



Bathroom 12'0 x 7'4 (3.66m x 2.24m)
An attractive room. Ceramic tiled floor. Half panelled walls and slate tiling around bath. Panelled bath with central mixer shower set. Quadrant shower. Pedestal wash basin. Low flush WC. Velux roof light. Heated towel rail.

Outside

To the front is a slated terrace and seating area with low railing fence. Good amenity storage below. To the rear is a

slated amenity area with Log Store. Steps up to decking platform. Timber garden shed and floral borders with views towards Cader Idris and across the valley. Views up mountain at the rear.

Tenure

Freehold with Vacant Possession upon Completion of the Purchase.

Services

Mains water, electricity and drainage. Oil central heating. Replacement UPVC framed double glazed windows. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Outgoings

Council tax band 'C'.

Energy Performance Certificate

A full copy of the EPC is available on request or by following the link below:

Public EPC URL:

<https://www.epcregister.com/direct/report/8572-6622-7510-4383-6992>

Viewing

By arrangement with the selling agents Machynlleth office on - 01654 702 472

Negotiations

All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Directions

Leave Machynlleth passing over Dyfi Bridge. Turn right and follow the road for 7 miles, entering Corris Uchaf. The property is on the left just before the former chapel.

Website

To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Ref:

Machynlleth Office: Tel: 01654 702 472

Ref: NPE/GH/009245/M01.83 Date: 04/16

MMP Survey Department

If you don't find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.



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