



MORRIS MARSHALL & POOLE

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## 13 Tan Yr Eglwys Machynlleth, SY20 8BA

- Mid-terrace Town House • 2 Bedrooms • Vacant Possession • Gas Central Heating • Double Glazed Windows • Private Parking • EER = C79 •



# £129,500

Machynlleth Office 01654 702 472 [machynlleth@morrismarshall.co.uk](mailto:machynlleth@morrismarshall.co.uk)

## General Remarks

A well designed mid-terrace town house offering comfortable accommodation with rooms of good proportion. Conveniently situated to the town centre with private car parking in close. Gas central heating and double glazed windows throughout.

## Accommodation

### **Entrance Hall**

Radiator. Stairs off. Door to under stairs storage cupboard.

**Living Room** 15'4 x 9'10 (4.67m x 3.00m)  
Double radiator. TV point. Electric fire with flame effect on polished hearth and wooden mantle. Fitted carpet.



**Breakfast Kitchen** 11'1 x 9'1 (3.38m x 2.77m)

Fully fitted beech effect kitchen with base and wall units to 2 walls. Inset stainless steel sink unit. Extractor food with light above. Tiled splash back. Door to Hallway and Lounge. Fitted integrated oven and hob. Upright fridge/freezer and fitted automatic washing machine (not tested).



### **First Floor**

#### **Landing**

Access to boarded and fully insulated loft with light. Airing cupboard.

**Bedroom 1 (Front)** 15'4 x 8'6 (4.67m x 2.59m)

Radiator.



**Bedroom 2 (Rear)** 12'5 x 9'0 (3.78m x 2.74m)

Radiator.



### **Bathroom**

Panelled bath with shower over. Ceramic tiled floor. Tiled splashback. WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

### **Outside**

Pedestrian access to path leading to the estate road and courtyard with designated parking space. Communal patio and flower beds/shrubs borders are situated around the courtyard and a Management Company, of which the purchaser will become a Member, is to be established to maintain these communal areas.

### **Tenure:**

Freehold with Vacant Possession upon Completion of the Purchase.

### **Services:**

All mains services connected. 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:

<https://www.epcregister.com/direct/report/2328-4926-6292-7311-0004>

### **Viewing:**

By arrangement with the selling agents Machynlleth office on - 01654 702472

### **Negotiations:**

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

### **Directions:**

Leave the town centre, turning right at

the Clock. Take next left along Garsiwn and turn right into Tan Yr Eglwys, under the archway. Go right and No.13 is on the right.

### **Website:**

To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://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 702472

Ref: NPE/GH/011302/M17.47/129500

Date: 08/17

### **MMP Survey Department**

If you dont 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.

For further information contact - Roger N Lunt, FRICS - Tel: 01691 679595





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