

NEW PRICE



**6 Penrallt Street,
Machynlleth SY20 8AN**

Offers in the region of £175,000

3 Bedroomed Semi Detached House

Fantastic Views

Walk to Town Centre

Spacious Sized Rooms

EER 67

DESCRIPTION

Offering fantastic panoramic views over the market town of Machynlleth, surrounding hills and Dovey estuary. This three bedroomed house offer spacious sized lounge, kitchen diner with island and an enclosed lawned garden. The property is well presented with a modern kitchen and bathroom suiting a range of buyers. with gas central heating and double glazing throughout.

LOUNGE

21'4 x 15'0 (6.50m x 4.57m)
Bay window. Coved ceiling. Double radiator. Coal effect gas fire inset to shelving feature. Stairs leading off. Door to:

KITCHEN/DINER

17'0 x 15'0 (5.18m x 4.57m)
Attractive range of light oak wall and base units to 3 walls. 1½ stainless steel sink unit. Central servery and food prep area. Plumbing for automatic washing machine. Gas point for cooker. Double radiator. Door to:

REAR HALLWAY

External door, door to:

SEPARATE W.C.

Low level flush W.C., wash basin with tiled surround

FIRST FLOOR LANDING

BEDROOM 1

12'3 x 9'2 (3.73m x 2.79m)
Views of the Estuary. 2 Windows. Radiator. Fitted double wardrobe. Loft access.

BEDROOM 2

13'0 x 8'9 (3.96m x 2.67m)
Radiator. Built-in double wardrobe.

BEDROOM 3

10'0 x 6'1 (3.05m x 1.85m)
Radiator

SHOWER ROOM

Recently remodelled and refitted with Quadrant shower cubicle. Ceramic tiled floor. Fully tiled walls. Heated towel

rail. Low flush WC. Pedestal wash basin. Lit mirrored cabinet.

EXTERNALLY

Steps lead up from the cul-de-sac to a south and west facing paved terrace which continues to the side of the property and around to the rear where a right of way is noted to the other houses in the cul-de-sac. To the front at a lower level is a pleasant lawned garden with shrubbery borders and two timber garden sheds.

SERVICES

All mains services connected. Gas fired central heating. UPVC 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.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisAber or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

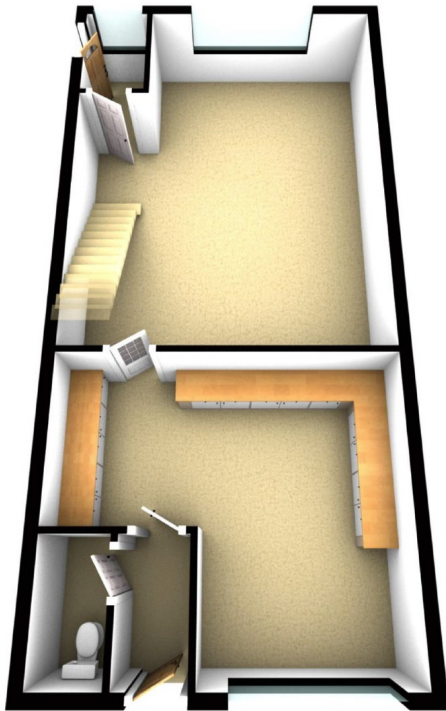
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

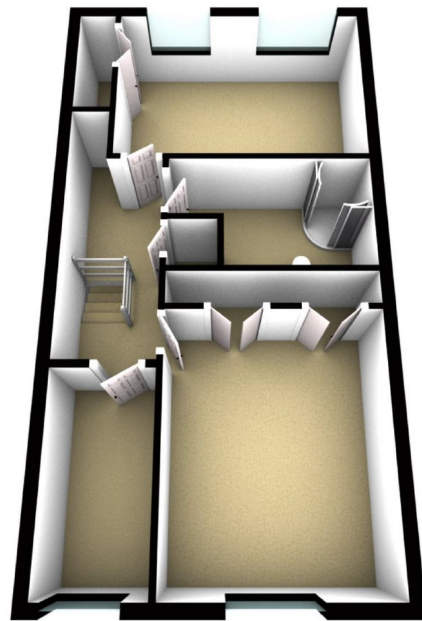
DIRECTIONS

From Machynlleth clocktower head north signposted for Dolgellau reaching the war monument, turn right and number 6 can be seen as the first house at the top of the street.

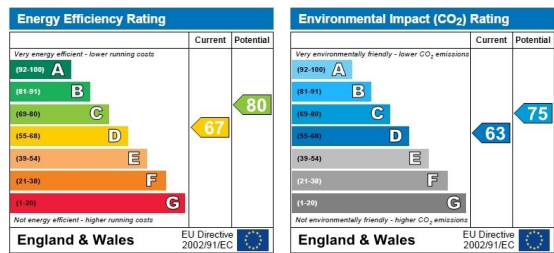
Ground Floor



First Floor



6 Penrallt Street, Machynlleth SY20 8AN



John.
Francis