



MORRIS MARSHALL & POOLE

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## Gwastadcoed Farmhouse, Cemmaes Road, Machynlleth, SY20 8JZ

- Occupying a quiet setting next to open farmland yet convenient to the village, a 3 bedroom semi-detached Farmhouse set in level gardens and grounds to about 1/4 of an acre • Adaptable and varied range of outbuildings • Gas Central Heating • Replacement UPVC Double Glazed Windows • 5 Miles Machynlleth • EPC = G6 •



**£235,000**

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

## General Remarks

Cemmaes Road is about 5 miles from Machynlleth in the Newtown direction and benefits from a Primary School, Doctor's Surgery, Veterinary Surgery, small shop and Public House with more extensive shopping and leisure facilities found in Machynlleth. Set in the Dyfi Valley, recognised by UNESCO as a Biosphere, the location of the farmhouse is quiet and tucked away yet benefits from easy access to the village. Adjacent to open pastureland it is found next to a footpath with good access to the River Dyfi, below the property.

The property is of traditional stone construction with rendered elevations under a slated roof. It is believed the property may date back to the 1700's.

## Accommodation

### Ground Floor

#### **Hall**

Stairs off. Trap door access to

**Cellar** 15'0" x 11'0" approx (4.57m x 3.35m approx)

#### **Separate WC**

**Lounge** 15'0" x 11'6" (4.57m x 3.51m)

Log effect gas fire, stone feature chimney breast, slate hearth. Low TV shelf to one side. Coved ceiling. Radiator.



**Dining Room** 14'9" x 14'9" max (4.50m x 4.50m max)

Deep inglenook fireplace with oak beam over. Slate hearth and pair of inset cupboards. Cast iron wood burner. Built-in low cupboards.



**Kitchen** 15'8" x 10'2" (4.78m x 3.10m)

Re-fitted with range of base and wall cupboards in 2006 to 2 walls. 1½ bowl stainless steel sink unit. 2 Windows. Stoves Newhome gas fired range (not tested). Integrated fridge/freezer. Radiator. Secondary staircase to Bedroom.



**Utility** 10'6" x 7'9" (3.20m x 2.36m)

Rear door. Belfast sink. Plumbing for automatic washing machine.

### First Floor

#### **Landing**



**Bedroom 1** 13'0" x 11'8" (3.96m x 3.56m)

Shower cubicle with electric shower fitment. Radiator. Built-in wardrobe to 1 wall. Loft access.



**Bedroom 2** 15'0" x 13'0" (4.57m x 3.96m)

Shower cubicle with electric shower fitment. Radiator. Double door airing cupboard. Through to:



**Bedroom 3** 17'0" x 10'2" (5.18m x 3.10m)

Shower cubicle with electric shower fitment. Radiator. Second stairs leading down to Kitchen.



**Bathroom**

Suite comprising jacuzzi bath, low flush WC, pedestal wash basin. Radiator.



**Outside**

The property is approached over a private lane to a wide parking area immediately in front of the house. The main gardens extend to the front of the property and are to lawn with cultivated vegetable areas, Summer House, 2 Greenhouses, Polytunnel and floral borders.

Car Port 22'7" x 12'2" (9' height opening).

Detached Double Garage 16'2" x 16'0" Concrete panel construction and further parking to the front.

**Outbuildings**

Attached range of buildings which offer good potential as further accommodation. Ground floor **Workshop** 13'5" x 13'8" power and light connected. Above which is a further **Store Room** 14'1" x 11'7" (currently Hobby Room).



**Tenure:**

Freehold with Vacant Possession upon Completion of the Purchase.

**Services:**

Mains Water, Electricity and Drainage. Propane 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

**Outgoings:**

Council tax band (E).

**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/0518-2087-7215-6441-3914>

**Viewing:**

By arrangement with the selling agent's Machynlleth office on - 01654 702472

**Money Laundering Regulations:**

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

**Mortgage Services:**

If you require a mortgage, (whether buying through ourselves or any other agent), then please get in touch. We have an in-house Independent mortgage adviser (Mortgage Advice

Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

**Negotiations:**

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

**Directions:**

Leave Machynlleth in Newtown direction. Pass through Penegoes and travel through Cemmaes Road. At the roundabout, take the first exit. Take the next left, keeping left and pass the Veterinary Surgery. The road bends to the right, follow this and keep left of the farm and the property 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.

**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.

For further survey information contact - Robert Thomas FRICS - [robertthomas@morrismarshall.co.uk](mailto:robertthomas@morrismarshall.co.uk) - 07831 270 121

**Ref:**

Machynlleth Office: Tel: 01654 702472

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