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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

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.



Ground Floor

Hall

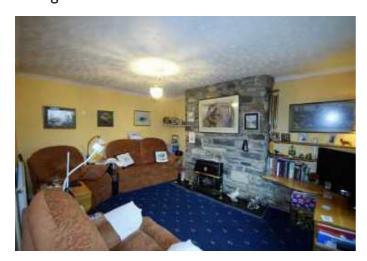
Stairs off. Trap door access to

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. I½ 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 I 13'0" x 11'8" (3.96m x 3.56m)

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



Bedroom 2 15'0" \times 13'0" (4.57m \times 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" × 12'2" (9' height opening). Detached Double Garage 16'2" × 16'0" Concrete panel construction and further parking

Outbuildings

to the front.

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:

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MMP Survey Department

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