



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Allt Ddu, Aberangell, Machynlleth, SY20 9QG

- BEST & FINAL OFFERS BY 12:00 NOON ON THURSDAY 20TH JUNE • Renovation Project. • A Detached Period Cottage set in about 1/4 acre. • 3 Bedrooms. • Early Inspection Recommended. • A quiet unspoilt rural location with no neighbours. • EPC = G1 •



Offers over £75,000

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

General Remarks

It is becoming increasingly rare to find a renovation project in such a pretty and unspoilt location and the agents envisage a high level of enquiries on this property. An idyllic location, yet only 1/3 mile from the village, this property is approached over a green track, which is also signposted as a bridleway. The property is in need of further renovation yet has mains electricity connected. A legal right to provide a private water supply is noted and there is ample garden to locate private drainage.

Accommodation

Ground Floor

Living Room 13'9 x 12'10 (4.19m x 3.91m)

Deep Inglenook fireplace with bread oven. Built in corner cupboard and under stairs cupboard. Exposed beam ceiling. Slate floor.



Hall

Stairs off.

Snug 9'5 x 9'0 (2.87m x 2.74m)

Fireplace. Exposed beam ceiling. Wooden floor.



Kitchen 9'4 x 6'0 (2.84m x 1.83m)

Slate floor. Exposed beam ceiling. Built in base unit.



Rear Store 10'6 x 7'2 (3.20m x 2.18m)

Perspex roof. An ideal room to provide a bathroom.



First Floor

Landing Bedroom I 15'4 x 13'4 (4.67m x 4.06m)

2 windows.



Bedroom 2 9'6 x 9'1 (2.90m x 2.77m)



Bedroom 3 9'5 x 5'10 (2.87m x 1.78m)



Outside

The grounds extend to about 1/4 acre and surround the property. This is at present unfenced.

Tenure:

Freehold with Vacant Possession upon Completion of the Purchase.

Services:

Mains Electricity. 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 (B)

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/8121-7126-6420-9574-0996>

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 direction of Newtown. At Cemmaes Road turn left and pass through Cemmaes and Cwmlinau. After a further mile turn left for Aberangell. At the T junction turn right and proceed up the bank, turning left again at the grass island. Leave the village and after a left bend, proceed over the bridge to the double gates. Follow the track to the right, to the cottage. Please leave any gates as you find them and proceed along the track for about 300 yards. The track undulates so a low vehicle may be best left by the road and proceed on foot.

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 702472

Ref: NPE/AD/014471/M19.60/75000

Date: 05/19

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 Home Buyer 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 - Robert Thomas FRICS - robertthomas@morrismarshall.co.uk - 07831270121



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