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## Brynteg, Penegoes, Machynlleth, SY20 8DF

- Detached 3 Double Bedroom Country Bungalow only 1 mile from Machynlleth • Spacious Lounge, well fitted Breakfast Kitchen, Garden Room, Utility and WC • Oil Fired Central Heating (2018) • Replacement UPVC Double Glazed Windows • Garage • Inspection Recommended • EPC = D57 •



# £279,950

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

## General Remarks

Only a mile from the important market town of Machynlleth, this well appointed 3 bedroom bungalow has a southerly aspect over the valley towards Machynlleth Golf Club. It is built to a high standard and offers spacious accommodation and benefits from oil fired central heating and good quality double glazed windows and doors. The property is of traditional cavity construction with spar rendered exterior under a synthetic slated roof.

**INTERNAL INSPECTION IS HIGHLY RECOMMENDED**



## Accommodation

**Garden Room** 18'10" x 11'6" max (5.74m x 3.51m max)

L-shaped. Fully double glazed with pitched slate roof. 2 Wall lights. Glazed door to Lounge and French doors to garden and patio. Attractive view of valley. Ceramic tiled floor. Double radiator.



**Lounge** 17'10" x 13'1" (5.44m x 3.99m)

Open fireplace fronted with modern surround housing living flame electric fire. Coved ceiling. TV point. 4 Wall lights. Double radiator. Sliding door to rear patio and garden. 2 Windows.



**Breakfast Kitchen** 12'6" x 11'9" (3.81m x 3.58m)

Fitted with range of quality wall and base units to 3 walls, fronted in panelled medium oak with quality work surfaces with a tiled surround. Inset single drainer resin sink unit. Vinolay floor covering on ceramic tiled floor. Radiator. Telephone point. Built-in range of appliances (not tested) to include eye level double oven, 4 ring hob and filter hood over. Inset spot lighting.



**Utility Room** 8'9" x 6'1" (2.67m x 1.85m)

Vinolay floor covering on ceramic tiled floor. Plumbing for automatic washing machine. Radiator.

**Cloakroom**

Low level WC. Extractor fan. Vinolay floor covering.



**Bedroom 1** 13'2" x 13'2" (4.01m x 4.01m)  
Radiator. Coved ceiling.



**Bedroom 2** 13'2" x 13'0" (4.01m x 3.96m)  
Radiator. Coved ceiling.



**Bedroom 3** 12'5" x 10'3" (3.78m x 3.12m)  
Double radiator. 2 Windows, both with landscape views. Coved ceiling.



### **Shower Room**

White suite comprising low level WC, pedestal wash basin. Dual shower cubicle with

thermostatic chrome shower. Radiator. Extractor fan. Door to linen cupboard with shelving and radiator.



### **Outside**

The property is approached over a tarmac driveway to a wide turning and parking area.

To the front is a lawned garden with borders to either side of the entrance driveway. Concrete and paved front paths surround the bungalow. To the one side the lawn continues around and joins up with a raised lawn at the rear. Paved patio. The backdrop to open pasture is most attractive.

**Detached Garage** 18'10" x 11'9" (5.74m x 3.58m)

Block built with spar rendered exterior under a slated roof. Up and over timber finish garage door. Side personnel door, rear window, power and light points. Worcester combi oil fired boiler (renewed 2018).





### **Tenure:**

Freehold with Vacant Possession upon Completion of the Purchase.

### **Services:**

Mains Water and Electricity. Septic tank drainage. Oil fired central heating. 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/0580-2833-6897-9229-2811>

### **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 along the Newtown Road. After 1 mile fork left after passing a short row of period cottages into a small hamlet of bungalows. Brynteg is to the right hand side.

### **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/I4490/M19.66/279950

Date: 07/19

### **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 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 - Robert Thomas FRICS - [robertthomas@morrismarshall.co.uk](mailto:robertthomas@morrismarshall.co.uk) - 07831 270 121