



**7 Brickfield Street,  
Machynlleth SY20 8BP**

**Offers in the region of £150,000**

4 Bedroom Semi-Detached House  
New Kitchen and Bathroom  
Recent Decoration Works To Most Rooms  
Town Centre Location  
EER 63

**BM/DT/71948/130819**

## **DESCRIPTION**

Having recently undergone much renovation works including new modern kitchen, contemporary bathroom, plastering and decoration to nearly all rooms giving the impression of a brand new house yet retaining some character features such as wooden boarded floors and beams. The property is conveniently located a short walk from the town centre of Machynlleth, a charming market town of historic significance close to the stunning Snowdonia National Park.

## **ENTRANCE HALLWAY**

Enter via a part glazed double glazed door, door to:

## **LOUNGE**

13'4 into bay x ? (4.06m into bay x ?)  
Bay window to front.

## **KITCHEN**

13'10 x 9'6 (4.22m x 2.90m)  
Fitted with a range of matching wall and base units, stainless steel 1½ bowl sink with drainer, extractor fan, windows to side, door to rear, tiled floor.

## **FIRST FLOOR**

### **LANDING**

Doors to:

### **BEDROOM ONE**

14' x 13'6 (4.27m x 4.11m)

Bay window to front, wooden boarded floor.

### **BEDROOM TWO**

10' x 7'1 (3.05m x 2.16m)  
Window to rear, carpet.

### **BATHROOM**

Suite comprising of 'P' shaped bath with shower over, low level flush WC, wash hand basin in vanity unit, heated towel rail, window to rear, tiled walls, laminate flooring.

## **SECOND FLOOR**

### **BEDROOM THREE**

14'3 max x 11' max (4.34m max x 3.35m)  
Windows to front and side, wooden boarded floor.

### **BEDROOM FOUR**

14'6 x 12'8 (4.42m x 3.86m)  
Windows to side and rear, wooden boarded floor.

### **EXTERNALLY**

To the rear of the property there is a yard area.

### **SERVICES**

We are advised all mains services are connected.

### **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

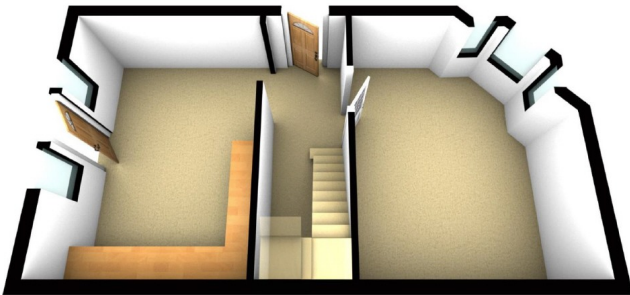
## **GENERAL NOTE**

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.

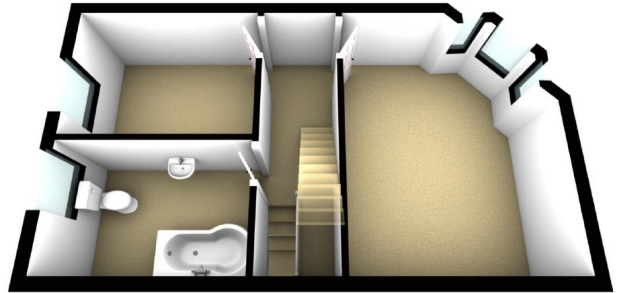
## **DIRECTIONS**

From Machynlleth clock tower head North towards Dolgellau, after a short distance turn left down Poplar Road and right at Brickfield Street where the property can be seen as the first on the left.

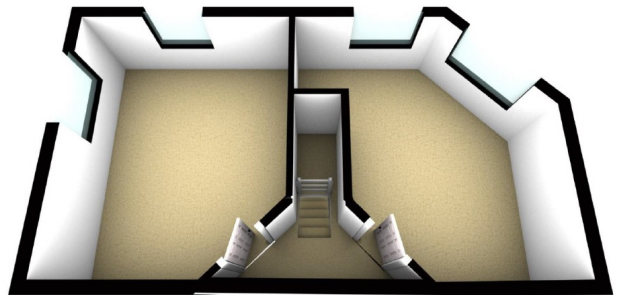
Ground Floor



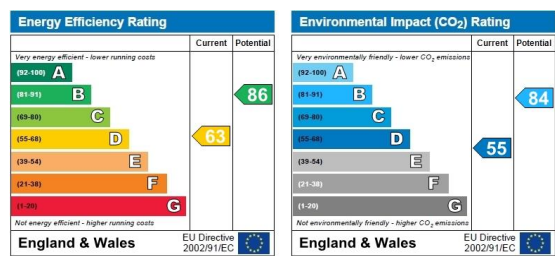
First Floor



Second Floor



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**John.  
Francis**