



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



25 Wesley Terrace

Machynlleth, SY20 8BB

- An exceptionally well presented and much improved 3-storey 3 bedroom town house • Lounge, well appointed Kitchen, Utility, 3 Bedrooms and Bathroom • Gas Fired Central Heating • UPVC Double Glazing • No Upward Chain • EPC = D65 •



Guide price £135,000

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

General Remarks

Wesley Terrace is a short row of only 3 town houses situated within a level walk of the town centre of Machynlleth. The property has been thoroughly renovated during the last 12 months to a very high standard and offers spacious 3 bedroomed accommodation.

Early Inspection Strongly Recommended

Accommodation

Lounge & Kitchen 21'2" x 12'10" (6.45m x 3.91m)

(Open Plan). High gloss fronted wall and base units to 2 walls, with dining bar. Integrated appliances including oven, ceramic hob and cooker hood. Fitted dishwasher. Single drainer stainless steel sink unit. Boiler cupboard. Radiator. Laminate floor.



Utility 13'0" x 4'8" (3.96m x 1.42m)

Plumbing for automatic washing machine. External door.

First Floor

Landing

Radiator. Stairs off.

Bedroom I 13'0" x 10'6" (3.96m x 3.20m)

Radiator. Built-in cupboard.



Bathroom

Suite of low flush WC, pedestal wash basin, shower bath with curved screen and thermostatic shower over. Electric vent fan. Heated towel rail.



Second Floor

Landing

Bedroom 2 10'7" x 8'3" (3.23m x 2.51m)
Radiator. Loft access.



Bedroom 3 13'8" x 10'7" (4.17m x 3.23m)
Radiator. Velux roof light and standard window.



Outside

To the side is a gravelled amenity area offering space and parking for small car. Further parking to the front. Pedestrian access to the rear of the entrance.

Tenure:

Freehold with Vacant Possession upon Completion of the Purchase.

Services:

All mains services connected. Gas fired central heating. UPVC double glazing. 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 (C).

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/8791-7322-3600-4827-6992>

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.

Ref:

Machynlleth Office: Tel: 01654 702472

Ref: NPE/GH/15113/M19.128/135000

Date: 10/19

Negotiations:

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

Directions:

Leave Maengwyn Street, turning left after the Spar Store. Take next left into Heol Powys and at the end of the road the property will be clearly seen in front of you.

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.

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 -
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