



MORRIS MARSHALL & POOLE

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## 8 Heol Y Doll

Machynlleth, SY20 8BQ

- A period 4 bedroom town house offering spacious adaptable accommodation over 5 floors
- Convenient to town centre and railway station
- Seating area to rear
- Gas Fired Central Heating
- UPVC Double Glazing
- EPC = E42



**£150,000**

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

## General Remarks

Believed to have once been a Stewards House on the Londonderry Estate, the property offers spacious and very adaptable accommodation over 5 floors and offers enormous potential to the right purchaser. It is conveniently situated within level walking distance of good town facilities and is convenient to Machynlleth Station and the open countryside, being within easy walk of the River Dyfi.

The property offers excellent character and much of its original features have been retained.

## **INSPECTION RECOMMENDED**

### Accommodation

#### Ground Floor

##### **Hall**

Wooden floor. Stairs off. Radiator. Part panelled walls.

**Dining Room (Front)** 12'6" x 9'9" (3.81m x 2.97m)

(Formerly occupied by one of the towns Barbers many years ago). Exposed wooden floor. Corner cupboard to recess. Double radiator. Part panelled walls.



**Sitting Room** 12'0" x 10'0" (3.66m x 3.05m)

Victorian cast iron fireplace. Cupboard to recess. Double radiator. Exposed wooden floor.



**On the Lower Floor, stairs with slate steps to**

##### **Inner Hall**

Under stairs storage cupboard.

**Workshop Store** 11'0" x 10'0" (3.35m x 3.05m)

Exposed beam ceiling.

**Breakfast Kitchen** 11'0" x 10'0" (3.35m x 3.05m)

Exposed wooden floor. Double radiator. Fitted wall and base units to 1 wall. Exposed beam ceiling. Plate rack to 1 wall. Part panelled walls.



##### **Utility**

Double drainer stainless steel sink unit. Plumbing for automatic washing machine.

##### **Separate WC**

Low flush WC.

#### First Floor

##### **Landing**

Stairs off. Radiator.

**Bedroom 1 (Front)** 11'6" x 10'0" (3.51m x 3.05m)

Double radiator. Fitted cupboard to recess.



Fireplace with tiled surround.



**Bedroom 2** 12'10" x 6'7" (3.91m x 2.01m)  
Double radiator. Victorian cast iron fireplace.  
Fitted cupboard to recess.



**Steps from Landing, down to**

### **Bathroom**

Suite of panelled bath with hand shower fitment. Tiled surround. Low flush WC. Pedestal wash basin. Radiator. Wooden floor. Boiler cupboard housing gas fired central heating boiler.



## **Second Floor**

### **Landing**

**Bedroom 3 (Front)** 11'7" x 10'0" (3.53m x 3.05m)

Victorian cast iron fireplace. Shelves to recess. Double radiator.



**Bedroom 4** 12'1" x 10'2" (3.68m x 3.10m)

Victorian cast iron fireplace. Shelves to recess. Radiator.

### **Stairs up from Landing to**

**Attic Room** 24'7" x 10'10" average (7.49m x 3.30m average)

Wooden floor. Velux roof light.

### **Outside**

To the immediate rear is a very pleasant paved and gravelled yard with pedestrian access to side pathway and through to Brickfield Street and parking.



**Tenure:**

Freehold with Vacant Possession upon Completion of the Purchase.

**Services:**

All mains services connected. 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 (D).

**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/8781-6529-5239-1149-6996>

**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 the town centre, turning left at the town clock. Follow the road around the Church and the property is on the left after the Dyfi Valley Bookshop.

**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.

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

**Ref:**

Machynlleth Office: Tel: 01654 702472

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