



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

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www.morrismarshall.co.uk



14 Maesnewydd Machynlleth, SY20 8XA

- A well presented 3 bedroom detached bungalow within level walk of the town centre and close to open countryside • Recently refitted kitchen and bathroom • Good decorative order • Level garden and Garage • Gas fired central heating • UPVC double glazing • No upward chain • EPC = D64 •



£245,000

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

General Remarks

Maesnewydd is a pleasant residential location within a level walk of the town centre and good local amenities in the historic market town of Machynlleth which is conveniently placed for the Cardigan Bay coastline.

The bungalow has during the last 2 years been improved to a high standard including redecoration, kitchen refitting and bathroom and sanitary fittings being replaced. It is offered ready for occupation with the minimum of any further outlay.

Accommodation

Entrance Hall

UPVC door. Radiator. Fitted carpet.

Lounge & Dining Area 16'7" x 16'1" (5.05m x 4.90m)

Deep picture window. Double radiator.



Kitchen 11'9" x 10'0" (3.58m x 3.05m)

Refitted in March 2018. Oyster coloured fitted wall and base units in a high gloss finish to 3 walls with contrasting anthracite work surfaces. Stoves cooker. Inset Franke single drainer stainless steel sink unit. Double radiator. Vinolay floor covering. Half glazed rear door.



Hall

Radiator. Loft access.

Bedroom 1 (Rear) 13'1" x 9'5" (3.99m x 2.87m)

Double radiator.



Bedroom 2 (Rear) 13'0" x 9'5" (3.96m x 2.87m)

Double radiator.



Bedroom 3 10'0" x 7'5" (3.05m x 2.26m)
Radiator.



Bathroom 10'0" x 6'9" (3.05m x 2.06m)

New in 2018 including Dual shower cubicle, panelled bath and pedestal wash basin. Energy saving low flush WC. Double radiator.



Outside

The property has established boundary hedges and walls and is approached over a paved driveway with additional parking to one side. The garden is to lawn on 3 sides. Timber garden shed. **Integral Garage** 17'3" x 9'2" up and over door, concrete floor. Ideal gas fired central heating boiler (2018). Electric meters. (Electric circuit breakers fitted 2017). Cold water tap.

Tenure:

Freehold with Vacant Possession upon Completion of the Purchase.

Services:

All mains services connected. Gas fired central heating (installed 2017). UPVC double glazed windows (rear elevation replaced 2019). 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/9798-4966-7250-4361-7974>

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 along Maengwyn Street. Pass the Hospital and after 300 yards turn left into Bryn Y Gog (before bus shelter). Follow this road for 150 yards and the property is on the left.

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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07831 270 121.

Ref:

Machynlleth Office: Tel: 01654 702472
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