



MORRIS MARSHALL & POOLE

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Auctioneers

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Established 1862

www.morrismarshall.co.uk



10 Brickfield Street Machynlleth, SY20 8BS

• Nearing completion, an extensively modernised and renovated period town cottage • Worthy of early inspection • Central Heating, UPVC Double Glazing, Generous Lounge, Fitted Breakfast Kitchen with fitted appliances, Double Bedroom, Attractive Bathroom, Low maintenance rear seating area • No Upward Chain • EPC = F38 •



£105,000

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

General Remarks

Brickfield Street is a popular residential cul-de-sac within a level and convenient walk to the town centre. Close to open countryside, the location is ideal offering a good blend of convenient and open countryside. Originally Weavers Cottages, this short row of period cottages offers much character with the advantage of comfortable modern living. Having been extended in 2015, the cottage has been much improved during its renovation with only minor works remaining to be carried out by the current owner, including external rendering and repainting.



Accommodation

Ground Floor

Lounge 18'0" x 10'9" (5.49m x 3.28m)
Radiator. Stairs leading off. Under stairs cupboard. Ceramic tiled floor.



Breakfast Kitchen 11'2" x 10'7" (3.40m x 3.23m)

Recently refitted with quality range of panelled front base units to 2 walls. Contrasting work surfaces. Fitted breakfast bar. Inset spot lighting. Vinolay floor covering. Fully glazed to rear wall and pair of French doors to rear patio area. Single bowl stainless steel sink unit. Plumbing for dishwasher. Radiator. 4 Ring hob. Eye level double oven.



First Floor

Landing

Bedroom I 10'8" x 9'7" (3.25m x 2.92m)
Radiator.



Bathroom 8'11" x 8'0" (2.72m x 2.44m)

Suite of panelled shower bath with electric shower unit over. Glazed and hinged back shower screen. Tiled surround. Low flush WC. Pedestal wash basin. Radiator. Cupboard housing heating system and insulated cylinder.



Outside

To the rear is a paved area with surround benching. Steps up to raised patio and garden store (power and light connected). Outside tap.



Tenure:

Freehold with Vacant Possession upon Completion of the Purchase.

Services:

Mains Water, Electricity and Drainage. Radiator central heating from economical electric boiler. UPVC framed double glazed windows. 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 (B).

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/0707-2855-7173-9807-2071>

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:

Turn right at the town clock and next left into Garsiw. Turn right into Brickfield Street and the property is on the right after 150 yards.

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 - Robert Thomas FRICS - 07831 270 121 - robertthomas@morrismarshall.co.uk

Ref:

Machynlleth Office: Tel: 01654 702472

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