



The Coach House , Glandyfi
Machynlleth Powys SY20 8SS
Guide price £410,000



A commodious detached 4 bedroomed house together

with outbuilding and approximately 9.5 acres of land with picturesque views over the Dyfi Estuary.

The Coach House abuts the main A487 coastal trunk road some 13 miles due north of the university and market town of Aberystwyth and some 5 miles due south from the market town of Machynlleth. Both the afore mentioned towns have a good range of amenities to include banks and secondary schools.

The property provides for a spacious living/dining room, kitchen, separate wc and conservatory on the ground floor. 4 bedrooms and bathroom on the first floor. Externally there is a useful outbuilding and ample off road parking. The land is situated to the rear of the property.

The Ynys Hir nature reserve is within walking distance and the scenic Artist Valley is also near by. There are glorious views over the Dyfi Estuary and there is a railway station at Glandyfi for ease of access to the aforementioned towns.

TENURE

Freehold.

SERVICES

Mains electricity and water. Private drainage. LPG gas central heating.

VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

The Coach House provides for the following accommodation. All images have been taken with a wide angle lens digital camera. All room dimensions are approximate.

FRONT PORCH DOUBLE GLAZED

16'7" x 6'0" (5.07 x 1.83m)

With quarried floor.

RECEPTION HALLWAY

With stairs to first floor accommodation, radiator, doors to

OPEN PLAN LIVING/DINING ROOM

20'11" x 14'1" (6.4 x 4.3m)



With window to fore, 2 radiators and sliding door to conservatory. Feature stone chimney breast with shelving to each side, LPG gas fire on slate hearth with tiled. 2 small windows/vents to rear and exposed beam.

CONSERVATORY

8'7" x 9'10" (2.62 x 3.0m)

Partially double glazed, laminated flooring and door to side garden.

DOWNSTAIRS WC

4'1" x 5'10" (maximum dimensions) (1.26 x 1.8m (maximum dimensions))

With window to rear, wash hand basin and wc.

KITCHEN

16'0" x 12'9" (4.88m x 3.91m)



Comprising a modern fitted kitchen with base and eye level units, fitted electric LAMONA oven with hob and extractor fan above. Fitted dishwasher, 1 ½ stainless steel drainer sink and appliance spaces. Window and door to front porch, window to side and radiator.

FIRST FLOOR ACCOMMODATION

HALF LANDING

With window to rear. Stairs to

LANDING

With radiator and doors to

BEDROOM 1

14'2" x 8'7" (maximum dimensions) (4.32 x 2.62m (maximum dimensions))



With exposed beam, window to rear and radiator.
Views over the Dyfi Estuary

BEDROOM 2

9'10" x 18'5" x 6'6" x 20'1" (maximum dimensions) (3'55m x 2'61m (maximum dimensions))



With exposed beam, window to fore and radiator.

BEDROOM 3/STUDY

17'7" x 6'10" (maximum dimensions) (5.36m x 2.1m (maximum dimensions))



With windows to fore and radiator

BATHROOM

6'2" x 8'8" (maximum dimensions) (1.90 x 2.66m (maximum dimensions))

Comprising wc, wash hand basin set in vanity unit and panelled bath with Creda shower above. Window to rear and airing cupboard with LPG combi boiler. Tiled surrounding walls.

MASTER BEDROOM

12'10" x 14'6" (maximum dimensions) (3.93 x 4.42m (maximum dimensions))



With window to fore, window to side and radiator.



EXTERNALLY



Front patio area.

WORKSHOP

63'11" x 59'8" (19.5 x 18.2m)



With power connected.

LAND

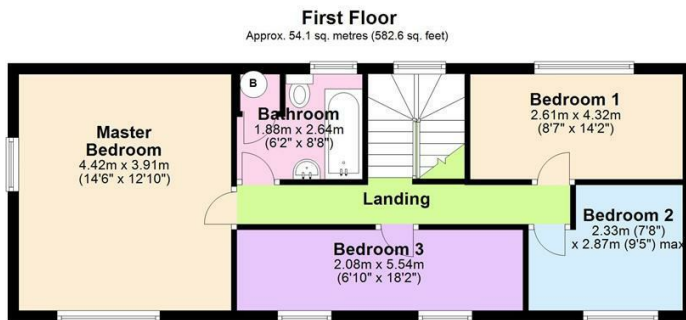
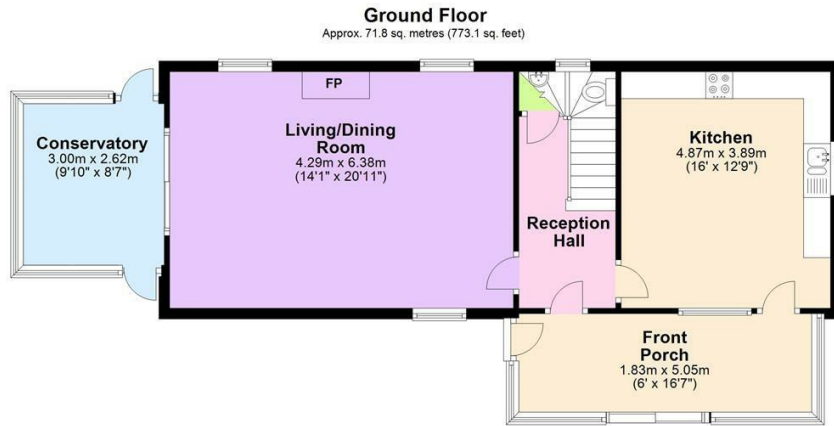


The land is highlighted on the attached plan and amounts to 9.5 acres or thereabouts.



DIRECTIONS

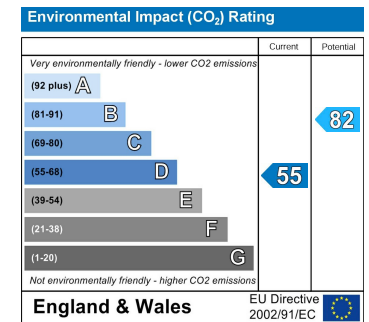
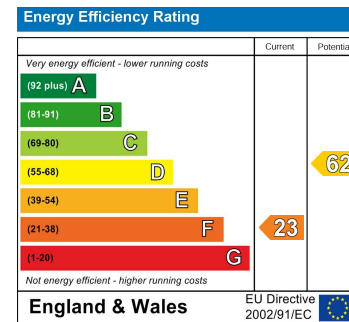
From Aberystwyth take the A487 coastal trunk north for approximately 13 miles through Furnace and Eglwys Fach and the Coach House can be seen on the left hand side just as you enter Glandyfi. The property is denoted by a for sale board.



Total area: approx. 125.9 sq. metres (1355.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

The Coach House, Glandyfi, Machynlleth



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