

A charming 2 bedroomed detached bungalow with garden and parking. Machynlleth, Mid Wales



3 Tan Y Bryn, Machynlleth, Powys. SY20 8TL.

£169,995

REF: R/5023/LD

*** No onward chain - Priced to sell *** A delightful 2 bedroomed detached bungalow of timber framed construction *** Peaceful location - Yet within easy reach to Machynlleth Town Centre *** Electric heating, double glazing and good Broadband connectivity

*** Easily manageable garden and backing onto open country fields *** Private parking to the front with EV Car Charger *** Useful outbuilding/garden shed

*** Perfectly suiting 1st Time Buyers or retirement living *** Within walking distance to Machynlleth Town Centre *** Great views to the rear over delightful countryside *** Machynlleth Railway Station (Cambrian Line) provides direct services to Aberystwyth and Shrewsbury *** Video available on our Website – www.morgananddavies.co.uk



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LOCATION

Set in the picturesque Dyfi Valley the historic Market Town of Machynlleth offers an exceptional balance of countryside, tranquillity and Community life and known as the ancient capital of Wales. The Town is rich in heritage and is surrounded by breath taking scenery with rolling hills, forest walks and the nearby Coast at Aberdyfi. Machynlleth's vibrant High Street is known for a variety of independent Shops, Cafes and local services. The Town also boasts a lively Arts and Culture Scene with a Tabernacle/Museum of Modern Art hosting regular exhibitions and events.

For outdoor enthusiasts the area offers excellent walking, cycling and Wildlife watching with the Dyfi Forest, Cader Idris Range and the Centre of Alternative Technology nearby. The property is located 300 yards from the A487 road which offers good roadside links.

GENERAL DESCRIPTION

A delightful 2 bedroomed detached bungalow of timber framed construction in a rural but convenient location benefiting from electric heating, double glazing and good Broadband connectivity. It offers low maintenance grounds and off street parking. The additional benefit of the property is an EV Car Charger and garden shed.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC half glazed front entrance door, access to a partially floored loft space.

LIVING ROOM

15' 3" x 14' 0" (4.65m x 4.27m). Requiring refurbishment. With UPVC French doors to the garden area, electric heater.



BEDROOM 1

11' 6" x 10' 3" (3.51m x 3.12m). With electric heater.



BEDROOM 2

10' 8" x 11' 7" (3.25m x 3.53m). With radiator, and built-in wardrobes.



BATHROOM/WET ROOM

With level access shower, pedestal wash hand basin, low level flush w.c., electric heater, airing cupboard with insulated cylinder and two immersion heaters.



KITCHEN

11' 8" x 10' 9" (3.56m x 3.28m). A modern fitted kitchen with a range of wall and floor units with work surfaces over, single drainer sink unit, plumbing for washing machine, 4 ring hob, eye level oven, half glazed rear entrance door to the garden.



KITCHEN (SECOND IMAGE)



EXTERNALLY

GARDEN SHED/OUTBUILDING

20' 0" x 8' 0" (6.10m x 2.44m).



GARDEN

A easily maintained garden to the side and rear laid to lawn being boundary fenced with a large patio and footings in place for a former conservatory.



GARDEN (SECOND IMAGE)



PARKING AND DRIVEWAY

Parking to the front of the property for two vehicles and an EV Electric Car Charger.



VIEWS

Enjoying views and backing onto open country fields.



AGENT'S COMMENTS

A most delightful detached bungalow in a sought after locality just outside the Town of Machynlleth.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Powys County Council. Council Tax Band for the property - To be confirmed.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

VIDEO

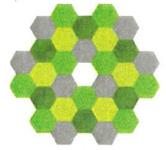
Video available on our Website – www.morgananddavies.co.uk

Services

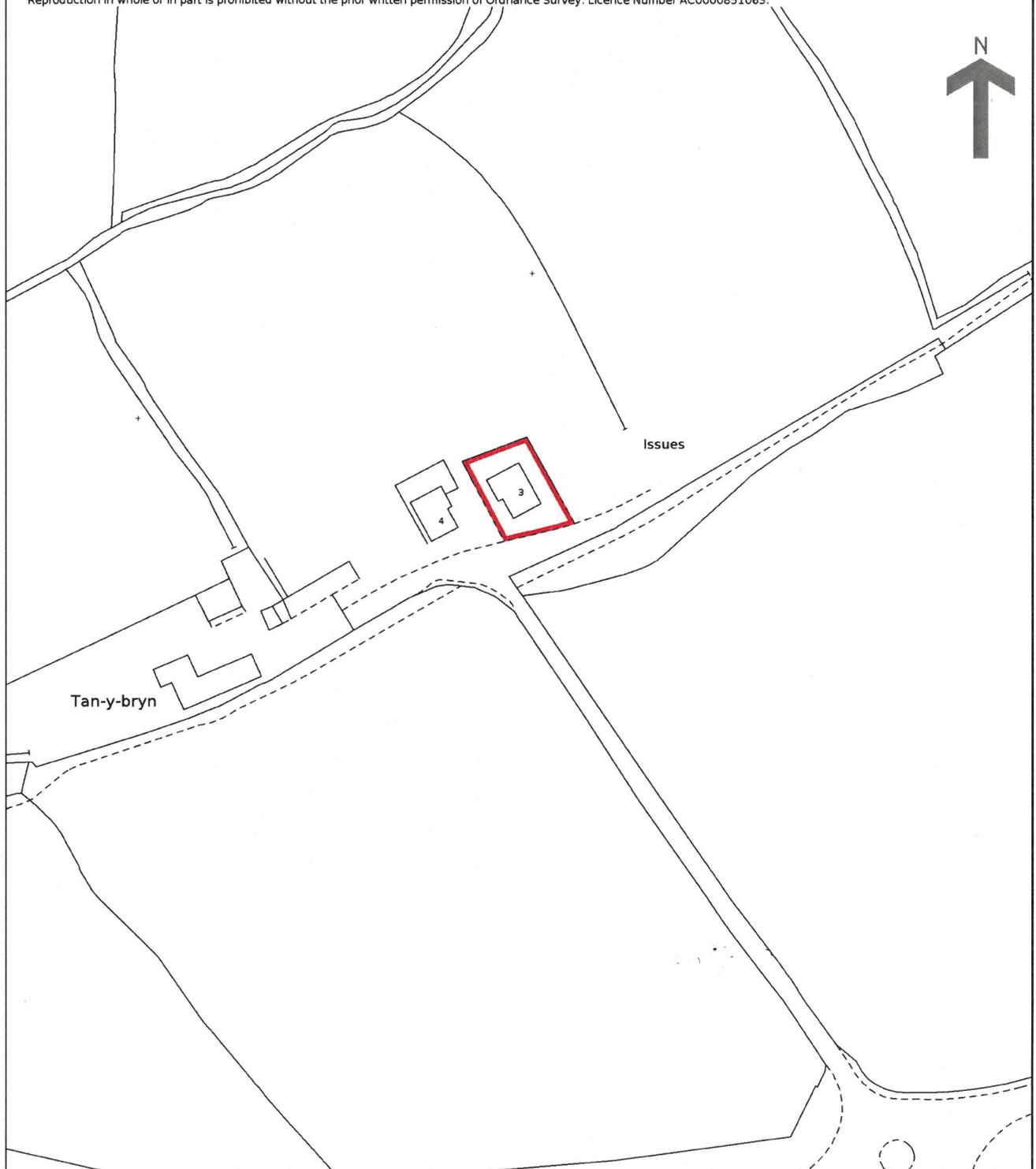
We are informed by the current Vendors that the property benefits from mains water, mains electricity, shared private drainage (Biodisk system shared responsibility including cost of emptying and maintenance - Cost to be confirmed), electric heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider, EV Electric Car Charger.

HM Land Registry
Official copy of
title plan

Title number **CYM85062**
Ordnance Survey map reference **SH7400NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Powys**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: EV Charging. Off Street.

Heating Sources: Double Glazing. Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access shower.

Wet room.

EPC Rating: E (47)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

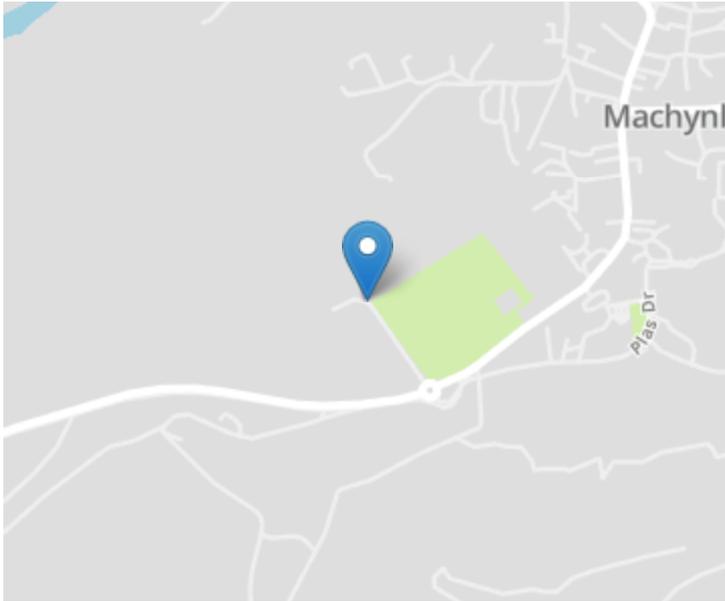
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions

On entering the Town of Machynlleth at the first roundabout take the first turning left. Continue down the lane and the property will be located on your right hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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