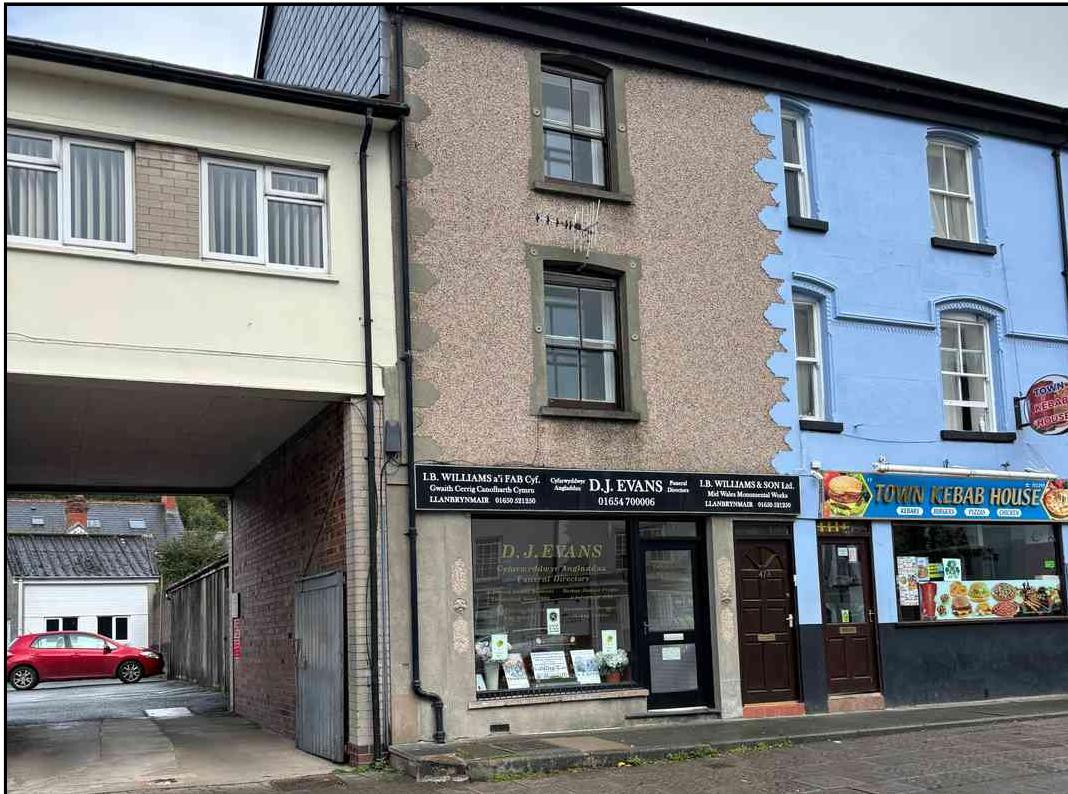


*A well situated commercial and residential property in heart of the market town of the market town of Machynlleth, Powys*



**Douglas House, 47A Heol Maengwyn, Machynlleth, Powys. SY20 8EB.**

**£185,000**

**R/4363/AM**

\*\*\*A well situated and well maintained commercial and residential property with a let commercial ground floor office suite or retail shop \*\*\* Extensive rear storage facilities, cellarage \*\*\* Self contained, recently refurbished, 2 bed roomed apartment on the upper floors \*\*\* Potential of further loft conversion to provide additional accommodation\*\*\*

\*\*\* Conveniently located town centre property in a popular market town within Mid Wales and is worthy of early inspection \*\*\*

\*\*\* Good access to the A470 trunk roads. Lying to the gateway to the Dovey Valley, some 8 miles from Aberdovey and 12 miles from Towyn \*\*\* The University town of Aberystwyth lies some 15 miles to the South \*\*\*



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## LOCATION

Machynlleth is located in a most sought after and well situated strategic town and tourist destination serving a large rural hinterland, with a wide range of amenities within central Wales and is close to the Snowdonia National Park and located on the A489, A487 and has good access to the A470 trunk roads. Lying to the gateway to the Dovey Valley, some 8 miles from Aberdovey and 12 miles from Towyn.

The University town of Aberystwyth lies some 15 miles to the South.



## GENERAL

A well situated and well maintained commercial and residential property with a let commercial ground floor office suite or retail shop, currently let as an Undertaker's Salon together with extensive rear storage facilities, cellarage and a self contained, recently refurbished, 2 bed roomed apartment on the upper floors.

Douglas House is a well situated mixed commercial and residential property which has potential for either owner/occupation or for providing a lucrative commercial and residential investment opportunity. The ground floor suite is currently let to D J Evans, Undertakers with an established rental arrangement including a ground floor office suite and toilet facility. To the rear thereof are vacant workshops held by the current owner which have scope and potential for use.

There is a right of way to the rear for pedestrian access.

The residential portion of the property is a self contained recently refurbished 2 bed roomed apartment offering comfortably sized accommodation with 2 double bedrooms and has potential of further loft conversion to provide additional accommodation.

This is a conveniently located town centre property in a popular market town within Mid Wales and is worthy of early inspection. The accommodation currently provides as follows:-

### GROUND FLOOR OFFICE

10' 4" x 8' 3" (3.15m x 2.51m) With glazed door and display window. Door to

### SPACIOUS OFFICE SUITE/MEETING ROOM



18' 6" x 10' 5" (5.64m x 3.17m)

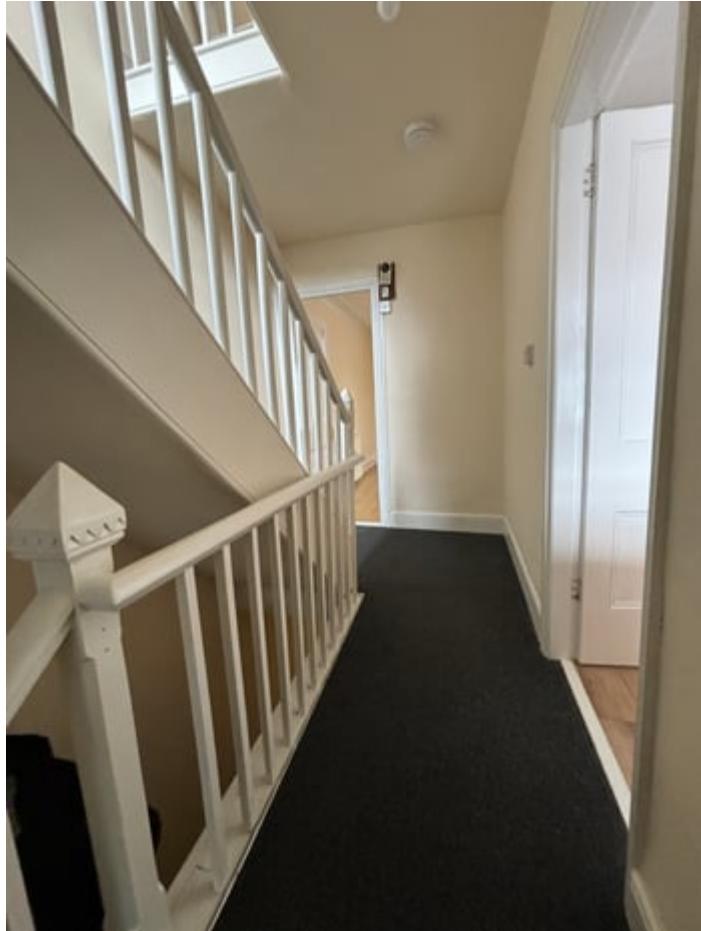
### CLOAKROOM

With w.c. and wash hand basin.

## SELF CONTAINED RESIDENTIAL APARTMENT (47a)

The apartment has recently been refurbished, is entirely self contained and has own ground floor entry door. It benefits from electric heating and double glazing and provides more specifically:-

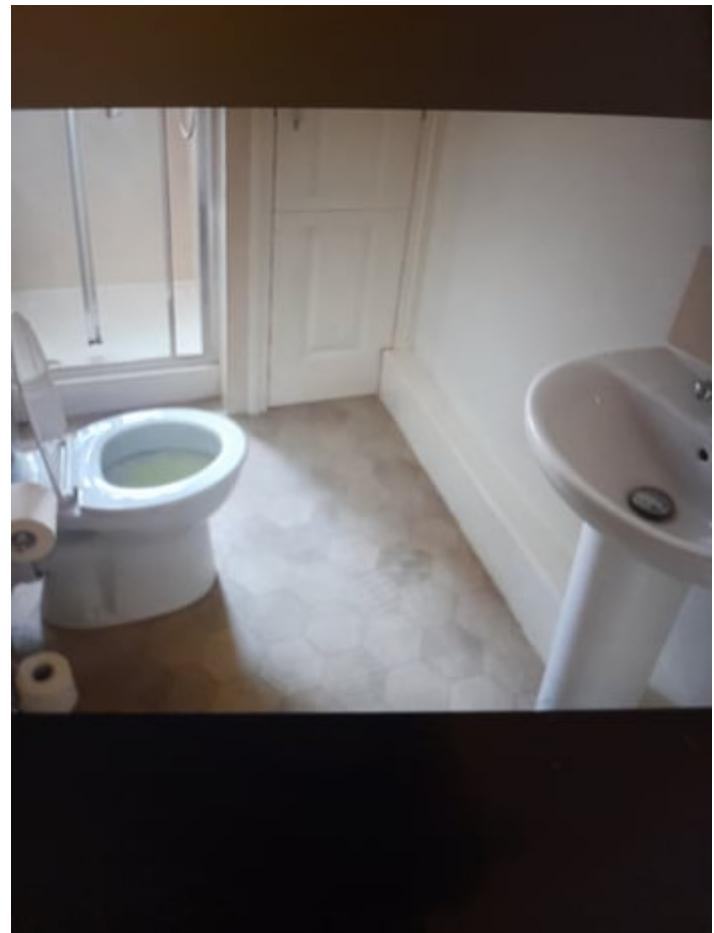
### ENTRANCE HALL



Via solid front entrance door at ground level leading to internal staircase to landing.

### SHOWER ROOM

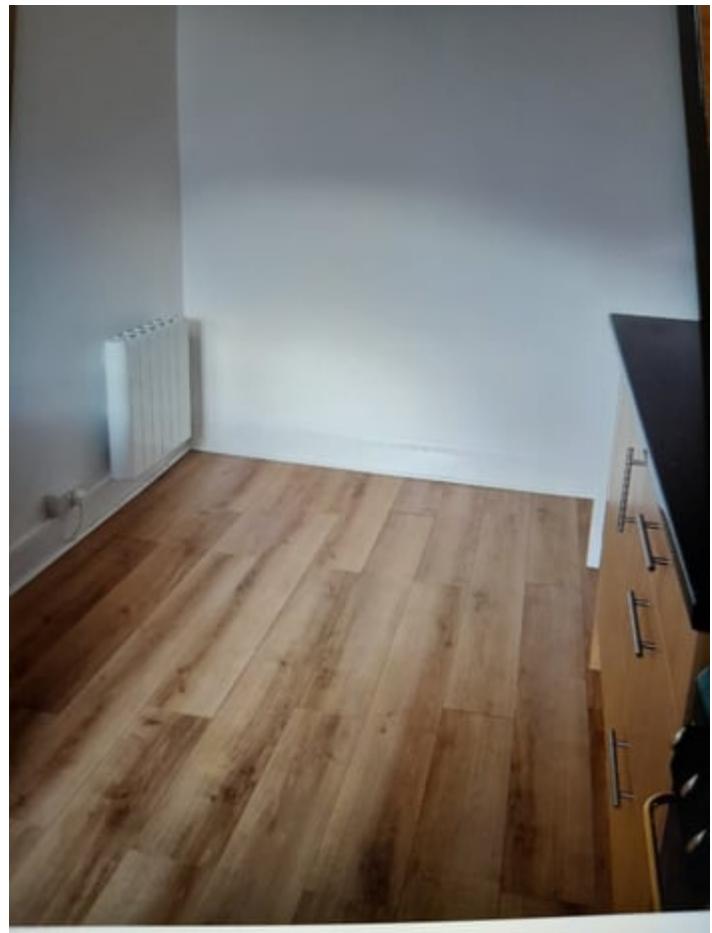
With shower cubicle, electric shower unit. Built in airing cupboard with copper cylinder and immersion heater. Pedestal wash hand basin, low level flush w.c.



### KITCHEN/DINER

13' 1" x 8' 2" (3.99m x 2.49m) with single drainer sink unit. Fitted floor and wall cupboards. Window to rear.





## LIVING ROOM

14' 9" x 13' 4" (4.50m x 4.06m) with tiled fireplace, laminate flooring. Night storage heater.



## SECOND FLOOR

### LANDING

Approached via internal staircase.

## BEDROOM 1 (FRONT)



14' 9" x 13' 0" (4.50m x 3.96m) with night storage heater and laminate flooring.

## BEDROOM 2 (REAR)



13' 7" x 8' 3" (4.14m x 2.51m)

## LOFT ROOM/POTENTIAL BEDROOM 3



25' 4" x 15' 0" (7.72m x 4.57m) (into eaves) accessed via ladder staircase. Fully floored.

## LOWER GROUND FLOOR

### CELLAR



Via corridor divided as two rooms. 14'6 x 12'1 and 14'2 x 12'1

### EXTERNALLY

#### YARD AREA

9' 6" x 8' 0" (2.90m x 2.44m) Covered yard area

#### REAR ENTRY DOOR

To pedestrian access from rear street level.

#### WORKSHOPS

2 good sized workshops 15'5 x 11'8 and 16"3 x 11'7

## FRONT OF PROPERTY



## 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.

## AGENTS COMMENTS

The Shop: currently let to D J Evans, Undertakers at £400 per calendar month on a periodic letting.

The Apartment: This is a well situated apartment which is capable of providing a good return on capital invested or alternatively would be ideal for residential occupation and owner/proprietor interest.

Further details are available from the sole Agents.

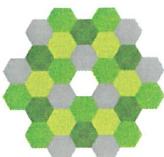
## Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, double glazing, telephone subject to B.T. transfer regulations.

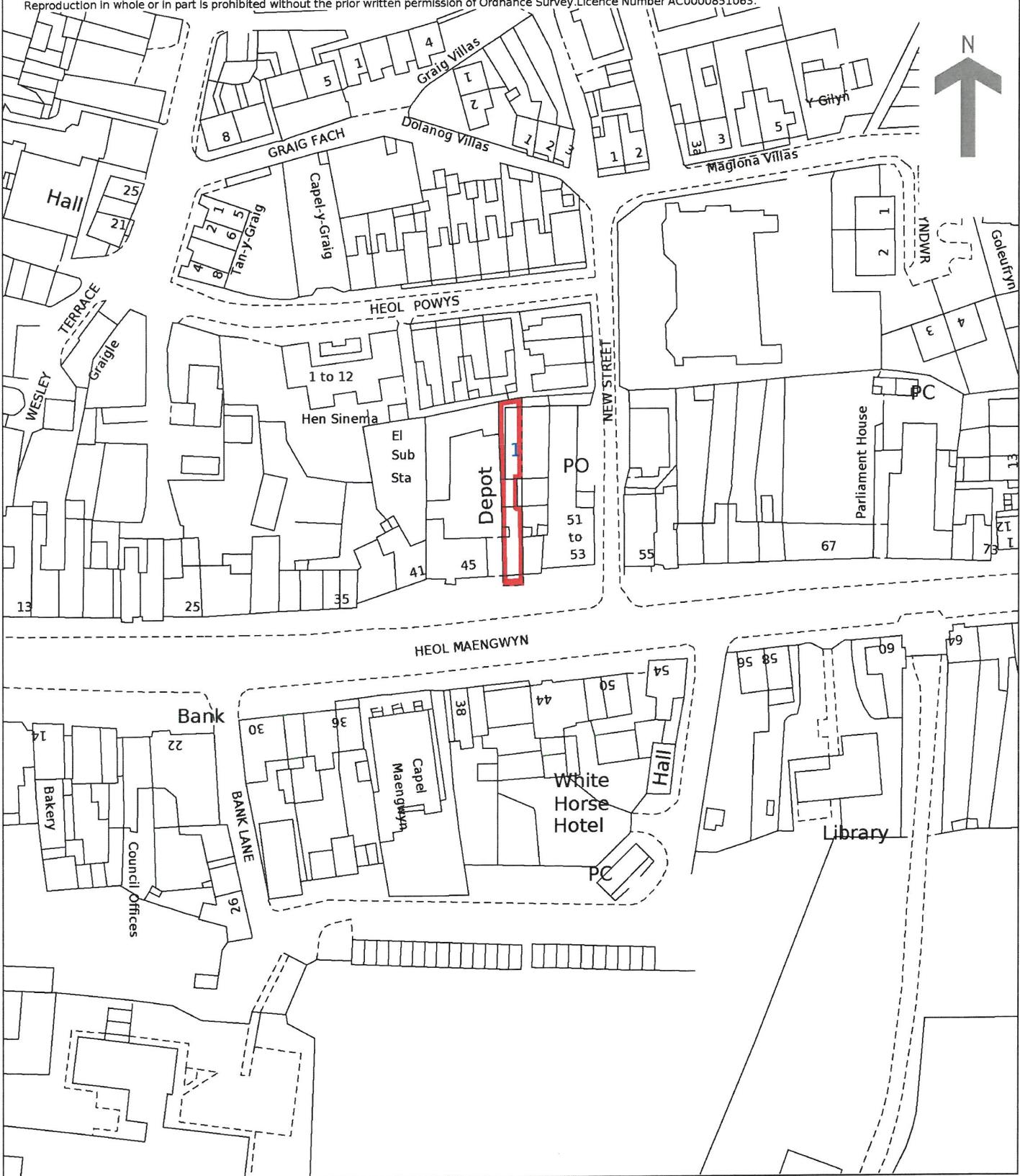
# HM Land Registry

## Official copy of title plan

Title number **CYM496012**  
Ordnance Survey map reference **SH7400NE**  
Scale **1:1250** enlarged from **1:2500**  
Administrative area **Powys**



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## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** Not Allocated.

**Heating Sources:** Double Glazing, Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Mobile Signal**

?

**Construction Type**

Traditional

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

From the main town clock, take the road for Pennal along Maengwyn street, the property being seen on the left hand side after approximately 100 metres between the Job Centre and Spar convenience store.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 Facebook and Instagram Pages

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

**Lampeter Office**  
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