

# Legal 2 Move

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*Property Sales and Conveyancing*

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SY20 8AG  
Tel. 01654 702335



## *5 Bryn Y Gog, Machynlleth, Powys SY20 8HL*



### *THE PROPERTY COMPRISES:*

- *ENTRANCE LOBBY*
- *LOUNGE / DINER*
- *BREAKFAST KITCHEN*
- *REAR LOBBY*
- *CLOAKROOM*
- *STORAGE ROOM*
- *THREE FIRST FLOOR BEDROOMS*
- *BATHROOM*
- *GAS CENTRAL HEATING*
- *DOUBLE GLAZED WINDOWS AND DOORS WHERE SPECIFIED*
- *GARDEN*
- *LOCATED ON THE EDGE OF THIS HISTORIC MARKET TOWN.*

*Freehold.  
Guide Price  
£145,000*



*Deceptively spacious, traditional three bedroom mid terrace family home.*

*The property has gas central heating and with partial double glazed windows it has much potential, but it does require cosmetic improvement throughout.*

*The patio seating area to the front of the property overlooks an open plan communal garden. The small rear garden is enclosed and gated.*

*Machynlleth is a historic market town popular for music festivals, individual shops, art galleries and antique shops. Annual events include the Comedy Festival, hosted by popular national celebrities, Dyfi Enduro, for those keen cyclists, and the Sion Wyn 7's Rugby competition.*

**ZOOPLA**

A member of  
**OnTheMarket**

**Location**

From Machynlleth 'Clock Tower' proceed into Heol Maengwyn (High Street). Continue the road for approximately 0.4 miles. Bryn Y Gog is on the left hand side of the road. The property faces the Newtown road, set back and separated by a communal lawn garden. Our 'For Sale / Ar Werth' sign is displayed.

**Description**

Mid terrace, deceptively spacious, three bedroom ex-council house. Of traditional construction, with rendered painted elevations surmounted by a pitch tiled roof. Entrance is via ~

**Lobby (Front)**

Spacious area with cloak hanging space. Telephone point, power point and radiator. Stairs to first floor and door leading into ~

**Lounge (Front)**

16'4 x 13'4

(4.98m x 3.77m)

Radiator, power points and T.V. aerial point. UPVC double glazed window to front elevation. Door leading into ~

**Breakfast Kitchen (Rear)**

13'0 x 10'9

(3.95m x 3.28m)

Spacious breakfast kitchen with Formica base units, drawers, wall cupboards and larder cupboard. Stainless steel sink and drainer, Formica work tops, power points, radiator and free standing gas cooker. UPVC single glazed window to rear elevation. Door leading into ~

**Lobby (Rear)**

Wall-mounted Worcester gas boiler and smart meter housed here. Doors to cloakroom and storage room. UPVC double glazed door to rear garden.

**Cloakroom (Rear)**

White low level W.C. and wall-mounted wash hand basin. Radiator and UPVC single glazed window to rear elevation.

**Storage Room**

This is a good storage area which extends beneath the stairs. Light, smart meter, electric fuse box and central heating controls.

**First Floor Landing**

Power point and access to loft space. Door to bathroom and three bedrooms.

**Bathroom (Rear)**

2'11 x 5'9

(1.76m x 0.89m)

White suite comprising pedestal wash hand basin, low level W.C. and panel bath, no shower. Double doors to airing cupboard housing the hot water tank, immersion heater and coldwater tap. Shelving for linen. UPVC single glazed window with obscure glass to rear elevation.

**Bedroom 1 (Rear)**

13'10 x 10'10

(3.96m x 3.29m)

Radiator, power points and T.V. aerial point. UPVC single glazed window to rear elevation.

**Bedroom 2 (Front)**

12'4 x 9'9

3.77m x 2.97m)

Radiator, power points and UPVC single glazed window to front elevation.

**Bedroom 3 (Front)**

9'3 x 6'3

(2.81m x 1.9m)

Radiator, power points and over- stairs single wardrobe. UPVC single glazed window to front elevation.

**Outside**

Recess patio seating area looking out over a communal lawn garden.

**Rear**

Small enclosed garden, gated. Road-side parking outside of the rear garden.

**Guide Price** £145, 000

**Tenure** Freehold

**Council Tax Banding** C

**Services** Mains gas electricity, water and drainage connected.

**Local Authorities** Powys Council.

**Water** Severn Trent Water Authority.

**Viewing** Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Web site ~ [www.legal2move.co.uk](http://www.legal2move.co.uk) E-mail ~ [info@legal2move.co.uk](mailto:info@legal2move.co.uk)

**Agents Note** The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.



MISREPRESENTATION ACT, 1967

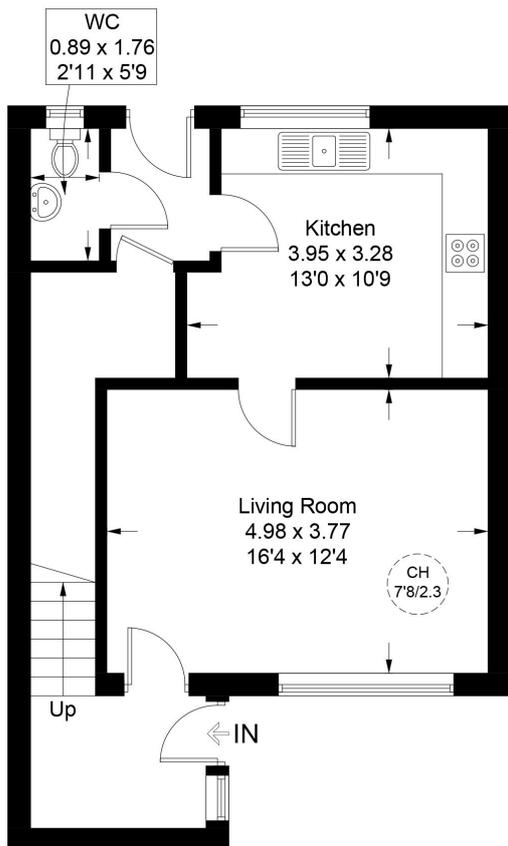
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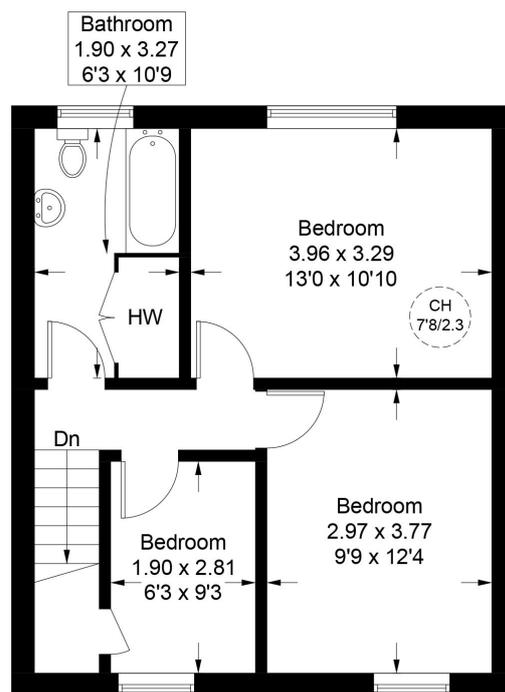
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 5 Brynygog, Machynlleth, Powys, SY20 8HL

Approximate Gross Internal Area  
91.4 sq m / 984 sq ft



**Ground Floor**  
48.2 sq m / 519 sq ft



**First Floor**  
43.2 sq m / 465 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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