

REDUCED

# Legal 2 Move

Trefeddyg  
High Street  
Tywyn  
Gwynedd  
LL36 9AD  
Tel. 01654 712218

*Property Sales and Conveyancing*

[www.legal2move.co.uk](http://www.legal2move.co.uk)  
e-mail: [info@legal2move.co.uk](mailto:info@legal2move.co.uk)

9 Penrallt Street  
Machynlleth  
Powys  
SY20 8AG  
Tel. 01654 702335

*Llys Onnen, Abercegir, Machynlleth, SY20 8NR*



- **'L' SHAPED HALLWAY**
- **LOUNGE**
- **BREAKFAST KITCHEN**
- **UTILITY**
- **SHOWER / CLOAKROOM**
- **THREE BEDROOMS**
- **BATHROOM**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **OIL FIRED CENTRAL HEATING (Combi system)**
- **GARDEN STORE / FORMER GARAGE**
- **MATURE GARDENS, REAR LEADING DOWN TO THE RIVERS EDGE WITH SUPERB UNINTERRUPTED VIEWS OVER COUNTRYSIDE**
- **DRIVEWAY PARKING**
- **VILLAGE LOCATION**



**Freehold.**  
**Guide Price £260, 000**

*Detached, double fronted, three bedroom bungalow, set below road level, privately nestling in picturesque, unspoilt countryside. The dwelling, of village location, is bright, deceptively spacious and has the bonus of a delightful split level rear garden which leads down to the rivers edge.*

*Located in peaceful surroundings with natural beauty, this is a property which could appeal to those who wish to escape from the hustle and bustle of city life.*

*Abercegir is a small village, less than 4 miles from the historic market town of Machynlleth.*

**Location**

From the Clock Tower in Machynlleth, proceed into Maengwyn Street (High Street). Continue on the A489 for approximately 3.8 miles. Take a right hand turn, at the sign post for Abercegir and continue into the village, approximately one mile. Llys Onnen is located on the right hand side of the road. Our 'For Sale / Ar Werth' sign is displayed.

**Description**

Detached, double fronted, three bedroom bungalow of traditional construction, surmounted by a pitch tiled roof. Entrance is via an integral porch and upvc double glazed door with side screen into~

**Hallway**

'L' shaped hallway with coved ceiling, neutral decor and gloss oak effect wooden floor. Smoke alarm, radiator and power points. Access to insulated loft and doors to cloaks cupboard, lounge, breakfast kitchen, bathroom and three bedrooms.

**Lounge (Front)**

**16' 8 x 14' 1**

**(5.09m x 4.30m)**

A welcoming spacious room with coved ceiling, neutral decor, dado rail and gloss oak effect wooden floor. Tiled fire-place to former open fire. Ceiling fan light, radiator, power points and T.V. aerial point. Double glazed window with vertical blind to front elevation.

**Breakfast Kitchen (Rear)**

**22' 8 x 10' 1**

**(6.90m x 3.08m)**

A spacious, bright, breakfast kitchen, well equipped. Coved ceiling, neutral decor, partially tiled walls and ceramic tiled floor. Fitted with white modern base units, drawers and wall cupboards. Black polycarbonate bowl sink and drainer and complementing work tops. Cooker point with extractor hood over, power points and two radiators. Two double glazed windows and door to rear elevation. Doors lead into both shower / cloak room and separate utility.

**Shower Room (Rear)**

**7' 9 x 5' 5 inclusive of cloakroom (2.35m x 1.65m)**

Fully tiled walls and ceramic tiled floor. Tiled shower cubicle with glass door and chrome rainfall shower operated from the combi system. Door to Cloakroom.

**Cloakroom (Rear)**

Fully tiled walls and ceramic tiled floor. Concealed, wall mounted consumer unit. White suite, comprising close coupled W.C. and vanity unit with wash hand basin. Radiator and double glazed window with obscure glass to rear elevation.

**Utility (Rear)**

(Formerly the garage with felted roof) **8' 8 x 12' 0**

**(2.64m x 3.67m)**

Free standing Worcester oil combi boiler housed here. Neutral decor and gloss oak effect wooden floor.

Fitted with white wall cupboards and work tops. Power points and plumbing for washing machine.

Cloak hanging space and double glazed window to rear elevation.

**Bathroom (Rear)**

**7' 9 x 5' 1**

**(2.35m x 1.55m)**

Coved ceiling, fully tiled walls and ceramic tiled floor. White suite comprising wash hand basin with vanity unit and mirror, with light, over. Close coupled W.C. and panelled bath. Radiator, shaver point and extractor fan.

**Bedroom 1 (Front)**

**8' 10 x 9' 9**

**(2.69m x 2.98m)**

Presently used as an office. Coved ceiling and gloss oak effect wooden floor. Single built-in wardrobe, radiator, power points and double glazed window with vertical blind to front elevation.

**Bedroom 2 (Front)**

**9' 3 x 14' 2**

**(2.82m x 4.32m)**

Coved ceiling, pastel decor and ceramic tiled floor. Built-in wardrobes with over bed storage cupboards.

Radiator, power points and double glazed window with vertical blind to front elevation.

**Bedroom 3 (Rear)**

**12' 10 x 10' 1**

**(3.91m x 3.08m)**

Presently used as a music room. Coved ceiling, pastel decor and gloss oak effect wooden floor. Radiator, power points and double glazed windows to side and rear elevation.

**ALL SIZES ARE APPROXIMATE**

**Outside**

**Front**

Set back and below road level, the property is enclosed, gated and private. Double gates lead to the driveway and former garage, now a garden store. The garden is laid to lawn with mature shrubs. There is side gated access to the rear garden.

**Rear**

The rear garden is exceptional for views and privacy. Outside lights and power points. A paved patio has wide steps which lead down to a split level lawn garden, mature with shrubs and trees. A pathway meanders down to a lower lawn garden, fronting the rivers edge. Beyond the river are superb, unspoilt views across grazing land and countryside.

**Guide Price** £260, 000

**Tenure** Freehold

**Council Tax Banding** D

**Services** Oil, electricity, water and drainage connected

**Local Authorities** Powys Council

**Water** Hafren Dyfrdwy

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

**Agents Note**

*The Agent has neither tried or tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as being fit for their purpose.*

MISREPRESENTATION ACT, 1967

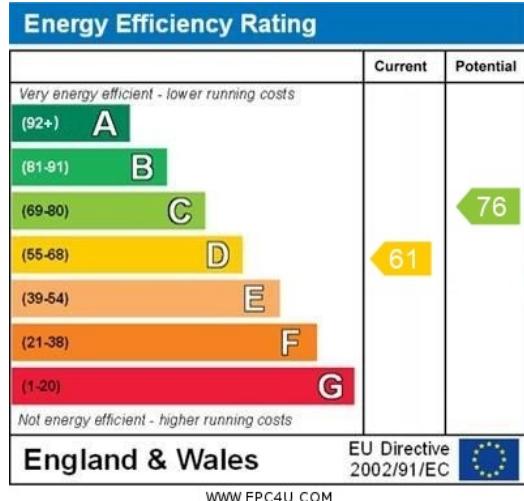
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## Llys Onnen, Abercegir, Machynlleth, SY20 8NR

Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft

Garage = 7.2 sq m / 77 sq ft

Total = 118.4 sq m / 1274 sq ft

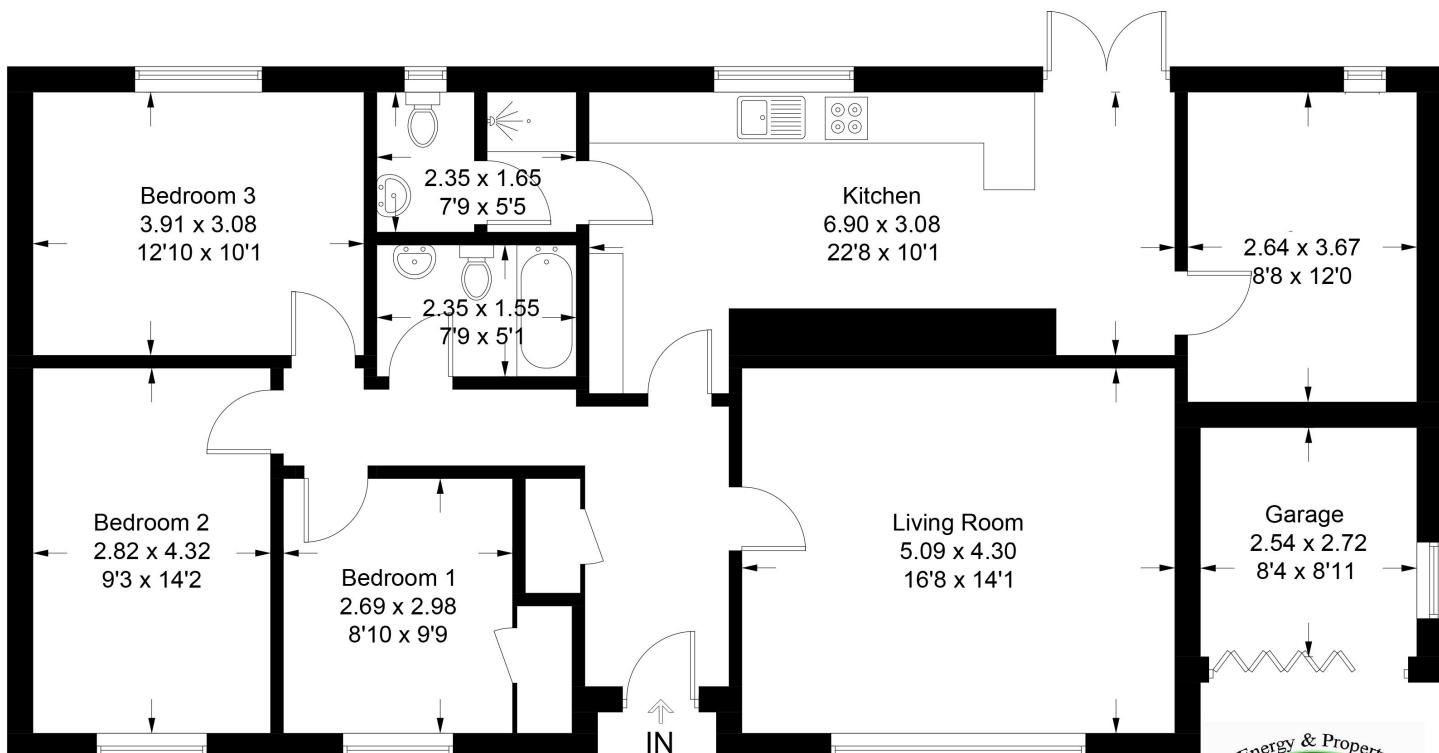


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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