

REDUCED

Legal 2 Move

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

Property Sales and Conveyancing

www.legal2move.co.uk
e-mail: info@legal2move.co.uk

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

3 Caerbont, Ceinws, Machynlleth, Powys SY20 9EX



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**THE PROPERTY COMPRISSES:
RENOVATED COTTAGE**

GROUND FLOOR

- **LOUNGE / DINER**
- **GALLEY KITCHEN**

FIRST FLOOR

- **BEDROOM**
- **BATHROOM**

SECOND FLOOR

- **BEDROOM 2**
- **SUPERFAST BROADBAND**
- **UPVC DOUBLE GLAZED WINDOWS AND DOORS**
- **HAVERLAND ELECTRIC RADIATORS**
- **NEWLY FITTED CYLINDER/ IMMERSION HEATER**
- **CAST IRON WOOD BURNER**
- **CHARACTER PROPERTY**
- **GARDEN**
- **PRIVATE PARKING**
- **SUPERB VIEWS OF SURROUNDING COUNTRYSIDE**

Freehold.

Reduced to £165, 000.

Tastefully renovated and insulated, well presented, two bedroom, three storey cottage of immense charm and character. Formerly a Post Office, the property dates back to the early 1800's. This immaculate low maintenance cottage, of village location, is surrounded by superb views over unspoilt countryside. Exposed slate walls, re-laid slate flag stone floor, white ceiling beams and latch doors, this is a property ready to move into without the additional cost of improvements. The cottage with garden and parking, could appeal as a 'lock up and go' holiday retreat or to those seeking the opportunity to work from home in beautiful surroundings.

The village is serviced by the Dyfi Valley Flecsi Bws service.



Location

From Machynlleth 'Clock Tower,' proceed out of town towards the 'new road, A487. Continue towards Corris for approximately 4 miles. Take a right hand turn, sign posted Ceinws, over the bridge and right into the village. Turn sharp left, after the village pub and before the sign post for 'Aelybrynn'. 3 Caerbont is the second cottage on the right, one of four in the terrace. Our 'Ar Werth / For Sale' board is displayed.

Description

Renovated, three storey, mid terrace two bedroom cottage. Of slate constructions surmounted by a slate pitch tiled roof. Ground floor damp proofed and insulated throughout. Upvc double glazed windows and doors, in a subtle shade of heritage green, complement the white rendered walls to the front of the cottage. Entrance is via a upvc double glazed door which leads into ~

Lounge / Diner (Front) 18' 2 x 12' 0 (5.54m x 3.65m)

The character greets you with white ceiling beams, white emulsion to stone walls and re-laid slate flagstone floor. Chimney breast housing a 'Clock', cast iron wood burner with slate hearth. Wall mounted, concealed electric meters and consumer unit. Two 'Haverland' electric radiators, power points, ceiling spot lights and one single globe wall light. Superfast fibre broadband connected. Double glazed 'Tilt and Turn' window to front elevation with deep sill and views out to the forestry. Under-stairs storage cupboard, stairs to first floor and glazed door into kitchen.

Kitchen (Rear) 12' 0 x 4'8 (3.65m x 1.43m)

Bright, galley style kitchen with white painted walls and modern slate tiled floor. White shaker style units comprising base units, drawers and wall cupboards with additional plinth heater. Built-in electric fan oven and separate ceramic hob with extractor hood over. Stainless steel sink and drainer and complementing work tops. Power points, water meter and cold water stop cock housed here. Double glazed windows and Velux window. Double glazed door to rear elevation. New insulated slate roof.

First Floor Landing

White emulsion to walls and grey newly fitted carpet. Latch door to bedroom and bathroom. Stairs to second floor.

Bathroom (Rear) 7' 9 x 6' 9 (2.35m x 2.07m)

Modern and spacious with ceiling inset spot lighting and extractor fan, partially tiled walls and vinyl floor. White suite comprising panel bath with chrome mixer tap shower, vanity unit with porcelain sink and close coupled W.C. Plumbing for washing machine. Double glazed window with deep sill to rear elevation.

Bedroom 1 (Front) 11' 10 x 10'10 (3.60m x 3.30m)

Deceptively spacious with white emulsion to walls, white ceiling beams and newly fitted grey carpet. Built-in double wardrobe. Airing cupboard housing the immersion heater, stop cock and shelving. Power points, Haverland electric radiator and double glazed, 'Tilt and Turn' window with deep sill to front elevation. Superb views over the village, forestry and countryside beyond.

Stairs to second floor bedroom.

Bedroom 2 (Front) 12'10 x 11'10 (3.90m x 3.60m)

White emulsion to walls. White tongue and groove ceiling with spot lighting. Newly fitted Haverland electric radiator and power points. Good storage to eaves and two windows including a Velux window with views over unspoilt countryside.

ALL SIZES ARE APPROXIMATE

Outside

Rear

There is access from the kitchen to a right of way to the neighbouring properties. This allows access for maintenance purposes for this cottage.

Front

A no - through road allows vehicle access to these four cottages. There is parking opposite the cottage for 1-2 cars. The front garden to this cottage is below the road and accessed by three paving steps. The garden, with three apple trees, is privately enclosed. A wide, good size plot requiring some T.L.C. An old W.C. building provides outside storage.

Guide Price	£165, 000
Tenure	Freehold
Council Tax Banding	B
Services	Mains electricity, water, sewerage and drainage connected.
Local Authorities	Powys Council
Viewing	<i>Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9A Tel. 01654 712218 Fax. 01654 712015 or at 9 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335 Web site ~ www.legal2move.co.uk E-mail ~ info@legal2move.co.uk</i>
Agents' Note	<i>The Agent has neither tried nor tested any appliances, fixtures, fittings or services and therefore cannot verify that they qualify as fit for purpose.</i>

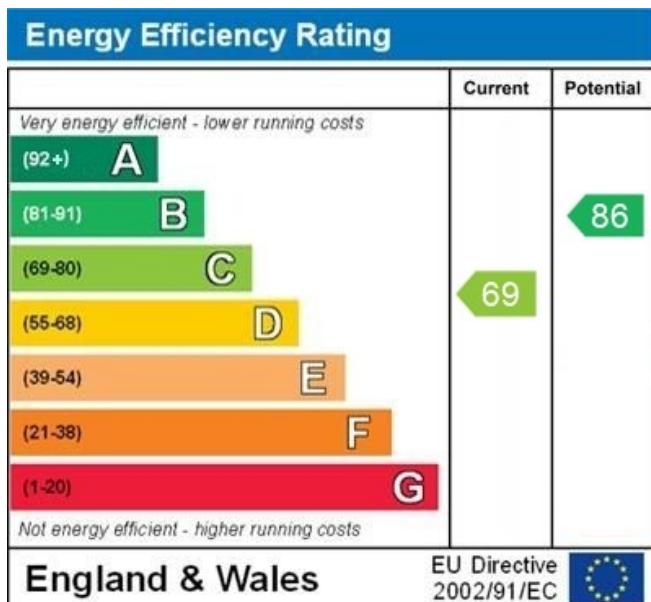


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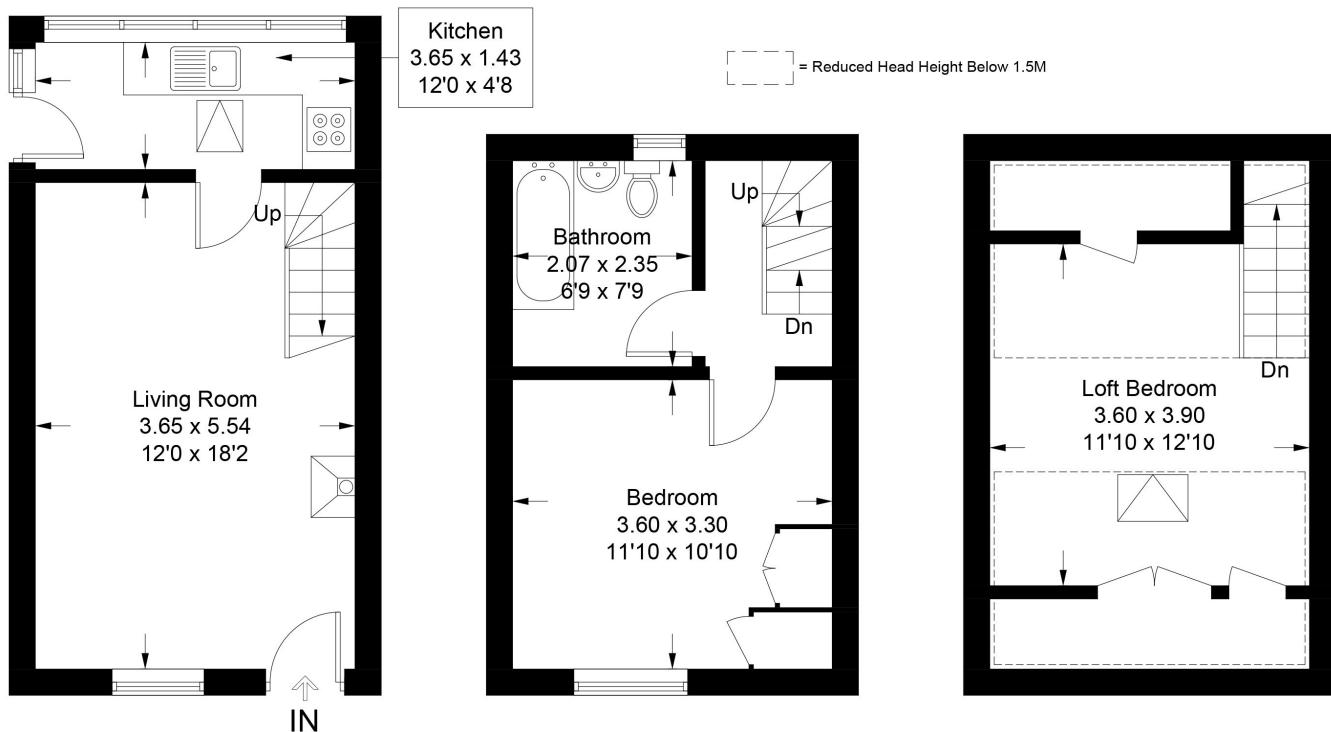
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3 Caerbont, Ceinws, Machynlleth, Powys, SY20 9EX

Approximate Gross Internal Area
68.7 sq m / 739 sq ft



Ground Floor
26.3 sq m / 283 sq ft

First Floor
21.2 sq m / 228 sq ft

Second Floor
21.2 sq m / 228 sq ft

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



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