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1 Penddol, Llanbrynmair, SY19 7AD



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THE PROPERTY COMPRISES:

RENOVATED COTTAGE

GROUND FLOOR

- **DINING ROOM WITH OPEN FIRE**
- **LOUNGE WITH MULTI FUEL BURNER**
- **KITCHEN**

FIRST FLOOR

- **THREE FIRST FLOOR BEDROOMS**

LOWER GROUND FLOOR

- **BATHROOM**
- **TOOL STORE**
- **AIR SOURCE HEAT PUMP FOR HOT WATER & CENTRAL HEATING**
- **SOLAR PANELS FOR ELECTRICITY**
- **INTERNAL INSULATION**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **FIBRE BROADBAND**
- **LOW MAINTENANCE PATIO GARDEN**
- **OFF ROAD PAKING**
- **CHARACTER PROPERTY**
- **SUPERB VIEWS OF SURROUNDING COUNTRYSIDE**

**Freehold.
Guide Price £179, 950**

Immaculate, well presented, energy efficient three bedroom, double fronted semi-detached cottage of immense charm and character, dating back to the early 1800's. Split level and tastefully renovated, improvements include solar panels to both front and rear elevation which provides electricity and a feeding tariff through Octopus Energy and an Air Source Heat Pump provides hot water for the central heating. There is insulation to the loft, external walls to the inside of the cottage and cavity wall insulation to the kitchen. This delightful, low maintenance cottage is surrounded by superb views over unspoilt countryside and glorious sunsets. A property ready to move into without the additional cost of improvements, which 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 of Llanbrynmair is close-by and includes a pub, café, general store, primary school and village hall.

Location

1 Penddol is located on the edge of the village of Llanbrynmair. Our 'For Sale / Ar Werth' sign is displayed.

Description

Double fronted, semi detached cottage dating back to the early 1800's. Of stone construction, surmounted by a slate pitch tiled roof, entrance is via a upvc double glazed door with decorative glass, leading into ~

Hallway

White emulsion to walls and beamed ceiling, grey, vinyl click, plank effect floor. Cloak hanging space, central heating thermostat control and stairs to first floor. Pine panel doors with decorative glass to dining room and lounge.

Dining Room (Front)

14' 9 x 9' 8

(4.50m x 2.94m)

White emulsion to walls, white ceiling beams and neutral carpet. Victorian style fire-place to open fire. Three single wall lights, power points and radiator. Double glazed window with deep wooden sill to front elevation, with views across unspoilt countryside.

Lounge (Front)

14' 6 x 12' 10

(4.41m x 3.90m)

White emulsion to walls, white ceiling beams and neutral carpet. Exposed brick chimney breast with oak beam, slate hearth and cast iron multi-fuel burner. Three single wall lights, radiator, power points and T.V. aerial point. Latch door to 'walk in' larder / store with light. Double glazed window with deep sill to front elevation, with views across unspoilt countryside.

Kitchen (Side / Front)

14' 3 x 6' 5

(4.35m x 1.96m)

Bright kitchen with white emulsion to walls, partially tiled. Galley style kitchen with hand painted wall cupboards, drawers and base units in a subtle shade of blue. White ceramic sink and drainer and built-in electric fan oven and separate ceramic hob. Extractor fan, power points and access to insulated loft. Double glazed door and windows to side and front elevation.

First Floor Landing

White emulsion to walls and exposed floor boards. Velux window. Part glazed doors to three bedrooms and stairs. Quirky in design, the landing is split level with stairs to lower floor store and bathroom.

Bedroom (Front)

14' 10 x 9' 9

(4.52m x 2.97m)

Bright sunny room with white emulsion to walls and exposed floor boards. Latch door to built-in wardrobe. Three single wall lights, T.V. aerial point, radiator, power points and access to insulated loft. Double glazed window with deep sill to front elevation and superb views across unspoilt countryside.

Bedroom (Side)

9' 0 x 6' 2

(2.75m x 1.89m)

This room is presently used as a hobby room, bright with a Velux window and double glazed window to side elevation. White emulsion to walls and exposed ceiling beams. Radiator and power points.

Bedroom (Front)

12' 11 x 8' 4

(3.93m x 2.54m)

Bright sunny room with white emulsion to walls, ceiling inset spot lighting and exposed floor boards. Latch door to airing cupboard, housing the hot water tank and solar panel controls. Radiator, power points and double glazed window with deep sill to front elevation and superb views across unspoilt countryside.

Lower Floor / Hallway

White emulsion to walls and traditional carpet. Radiator, power points and single wall light. Double glazed window to rear elevation and latch doors to store room and bathroom.

Store Room (Rear)

6' 6 x 5' 11

(1.95m x 1.80m)

Shelving, light and power points.

Bathroom (Rear)

7' 10 x 5' 9

(2.40m x 1.75m)

A delightful, bright modern bathroom with fully tiled walls, exposed ceiling beam and grey, vinyl click flooring. White suite comprising vanity unit with porcelain sink and close coupled W.C. White bath with glass shower screen and chrome shower, operated from the hot and cold water supply. Radiator, extractor fan and double glazed window with obscure glass to rear elevation.

ALL SIZES ARE APPROXIMATE

Outside

Front
Off road parking for two vehicles. Raised flower and shrub bed fronting the roadside, shared with the adjoining cottage, previously forming part of the 'old road'.

Rear
Low maintenance paved patio with stone boundary wall. A small private seating area with shallow steps leading to side and front elevation.

Side
Paved steps, slate boundary wall and mature colourful shrubs. Outside tap.

Guide Price £179, 950

Tenure Freehold

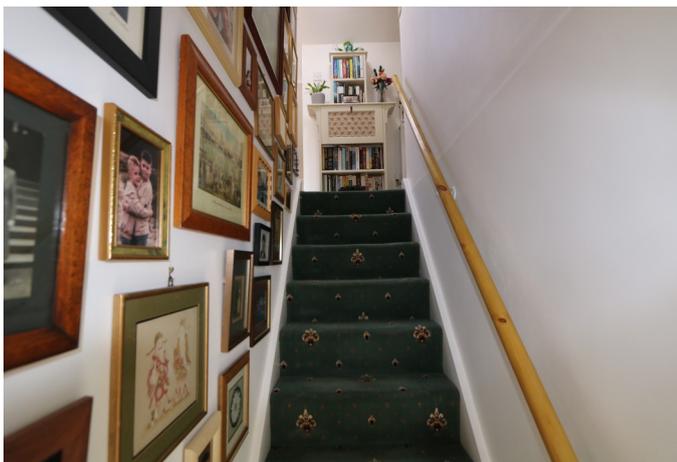
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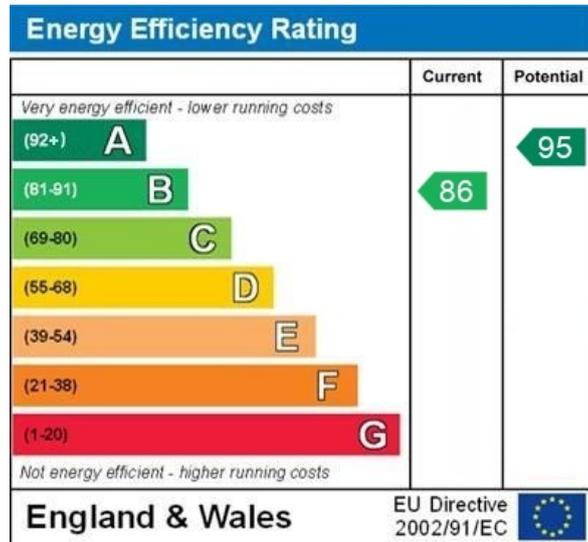
Services
*Mains electricity and drainage.
Well water piped from a local farm at a cost of approximately £100.00 per year.
The Solar panels produce electricity which Octopus Energy sell back through the national grid.*

Local Authorities Powys Council

Viewing
*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*

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





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