

# Legal 2 Move

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Lleyn, Tower Rd., Pennal, Gwynedd, SY20 9DP



ZOOPLA

Freehold.  
£375,000

OnTheMarket

Legal 2 Move is part of Evans Roberts Solicitors  
(Tai + Twrnai)



# Lleyn, Tower Rd., Pennal, Gwynedd, SY20 9DP

## This property comprises:

\* Spacious Entrance Hallway\* Ground Floor Wet Room\* Lounge \* Kitchen / Diner / Snug \* Bathroom \* Three Bedrooms \* Master Bedroom with Ensuite Dressing Room and Shower Room \* Large Loft \* Double-glazed Windows and Doors \* Under-floor Heating\* Radiators on First Floor \* Photovoltaic Panels and Battery \* Driveway Parking for Several Vehicles \* Countryside Views \*



*Built in 2015, this executive style, environmentally friendly home, provides sustainable, energy efficient accommodation. Of contemporary and tasteful design, this spacious property has a lounge, three double bedrooms, a wet room, family bathroom and en-suite shower room and an impressive open plan kitchen / diner, with bi-fold doors which open out to superb views of open countryside.*

*The stunning master bedroom, with Juliet balcony, has an en-suite dressing room and shower room. The rear garden, with an open aspect, enjoys views across grazing fields with countryside beyond. Located within a much sought after picturesque village, this welcoming home must be viewed in order to appreciate all it has to offer.*

*The village of Pennal is a desirable place to live, with good community spirit. It boasts the Riverside pub and restaurant, primary school, church and Macdonald Plas Talgarth resort for leisure and spa activities.*

## Location

The village of Pennal is 4.5 miles from the historic market town of Machynlleth. From Machynlleth clock tower follow the A487 for approximately 1 mile and take the left turn onto the A493. Continue for 4.4 miles to the village of Pennal. As you approach the bridge take the right hand turn and continue to the property which is located on the right hand side. Our 'For Sale / Ar Werth' sign is displayed.

## Description

Spacious, bright, three bedroom semi detached, energy efficient house, built in 2015. Of highly insulated timber frame construction with rendered elevations, surmounted by a slate pitch tiled roof, entrance is via a composite door which leads into ~

## Hallway

Spacious entrance with coved ceiling and neutral décor. Oak floor with under floor heating and deep white skirting boards. Free standing GivEnergy battery, storing energy from the solar panels. Under-stairs storage and oak spindle staircase to first floor. Doors to wet room, lounge and kitchen / diner.

## Wet Room (Side) 4' 11 x 7' 1 (1.50m x 2.15m)

Fully tiled walls and slate effect tiled floor with under floor heating. White suite comprising vanity unit with porcelain sink and close coupled W.C. Shower and extractor fan.

## Lounge (Front) 15' 8 x 18' 1 (4.77 m x 5.52m)

Coved ceiling, ceiling rose and inset spot lighting. Feature papered wall, neutral décor and carpet. Free standing LPG stove and under floor heating. Stainless steel power points, internet connection and T.V. aerial point. Double-glazed windows to front and side elevation and oak glazed double doors leading into the open plan kitchen / diner.

## Kitchen / Diner / Snug (Rear) 25' 5 x 11' 8 (7.75m x 3.55m)

Stunning, sociable room with double glazed bi-fold doors opening out into the garden and countryside beyond.

## Kitchen Area

Coved ceiling, laminate tile flooring and neutral décor. Under floor heating and stainless steel power points. The kitchen has a wide range of grey, gloss base units, drawers and wall cupboards. Complementing silestone work tops and stainless steel one and a half bowl sink and drainer. Kitchener 90, Range Master L.P.G. gas cooker with double oven, grill and 5 burners. Extractor hood and glass splash back. Oak floating shelf and plumbing for washing machine. Double glazed window to rear elevation with views over the garden and countryside beyond.

## Dining Area / Snug

A good sociable space for entertaining. Coved ceiling, ceiling inset spot lighting and laminate tile flooring with under floor heating. Neutral décor and feature papered wall. Stainless steel power points and double glazed bi-folds door with views out to the garden and countryside beyond. Oak glazed doors leading into the lounge and a further door leading to hallway.

ALL SIZES ARE APPROXIMATE



## First Floor Landing

A spacious landing area with neutral décor and carpet. Access to a well insulated and boarded loft space, providing a large storage area with lighting and power. Door to linen cupboard with ample shelving and doors to three bedrooms and family bathroom.

## Bedroom 1 (Master / Rear) 17' 10 x 12' 4 (5.43m x 3.77m)

This impressive master bedroom is spacious and light, with full height double glazed windows and patio doors with Juliet balcony beyond and stunning views across grazing fields and countryside beyond. Neutral décor and carpet. Stainless steel power points and over bed, inset reading lights. Door leading into dressing room and en-suite shower room.

## Dressing room

Neutral décor and carpet. Suspended ceiling dress rails. Glass sliding door leading into ~

## En-suite Shower Room (Rear)

Ceramic tiled floor with under floor heating. Neutral décor, ceiling inset spot lighting, extractor fan and partially tiled walls. White suite comprising close coupled W.C. and floating vanity unit with porcelain sink. Glass corner shower cubicle with chrome shower. Chrome heated towel rail and double glazed window with obscure glass to rear elevation.

## Bathroom (Side) 9' 4 x 5' 10 (2.85m x 1.78m)

Bright room with ceiling inset spot lighting, neutral décor, partially tiled walls and vinyl floor. Free standing bath with chrome sanitary fittings. Close coupled W.C. and pedestal wash hand basin with wall mirror cabinet over. Glass corner shower cubicle with chrome shower and sanitary fittings. Extractor fan and double glazed window with obscure glass to side elevation.

## Bedroom 2 (Front) 13' 4 x 12' 0 (4.07m x 3.67m)

Neutral décor and carpet. Feature papered wall. Radiator, stainless steel power points and double glazed window to front elevation with views over roof tops to countryside beyond.

## Bedroom 3 (Front) 12' 0 x 11' 7 (3.67m x 3.54m)

Neutral décor and carpet. Timber book shelving and recess study area with desktop. Stainless steel power points and double glazed window to front elevation with views over roof tops to countryside beyond.





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## Outside

### Front

*Mature trees and wide shale driveway with parking for several vehicles. Slate pillars and slate steps leading to an elevated, paved pathway, with slate retaining wall and railings. There is side access to the rear garden.*

### Rear

*The rear split level garden is well tended, with timber garden shed and superb open aspect with views across grazing land and countryside beyond. A paved patio, with two steps, leading to a lawn garden with mature shrubs. The solar panels are sited here.*



### MISREPRESENTATION ACT, 1967

*Legal 2 Move, for themselves and the Vendors of this property whose Agents they are given notice that:*

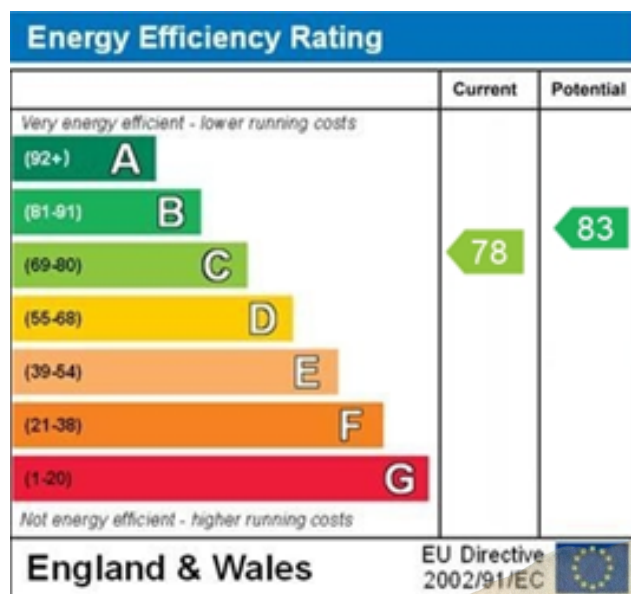
*1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Legal 2 Move 3. None of these statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give and neither Legal 2 Move nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.*



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## Solar Panels

- South facing Photovoltaic panels 2kw:
- Feed-in Tariff: Generating an income of approximately £300.00 per annum
- House Battery: A recently installed large (13kw) GivEnergy battery
- Linked to the battery is an Uninterrupted Power Source (UPS Gateway): This allows the battery to be used when there is a power cut. Should an electric car charge point need to be installed the UPS Gateway provides a ready made link for easy installation.



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# Lleyn, Tower Rd., Pennal, Gwynedd, SY20 9DP

**Guide Price** £375,000.

**Tenure** Freehold

**Council Tax Banding** D

**Services** electricity, water and mains drainage connected.

**Local Authorities** Gwynedd County Council.

**Water** Welsh Water (meter).

**Viewing** Strictly by appointment with Legal 2 Move at Trefeddyg, High Street, Tywyn, Gwynedd, LL36 9AD. Tel. 01654 712218.

Alternatively, at 11 Penrallt Street, Machynlleth, Powys SY20 8AG. Tel. 01654 702335.

Website: [www.legal2move.co.uk](http://www.legal2move.co.uk) 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.

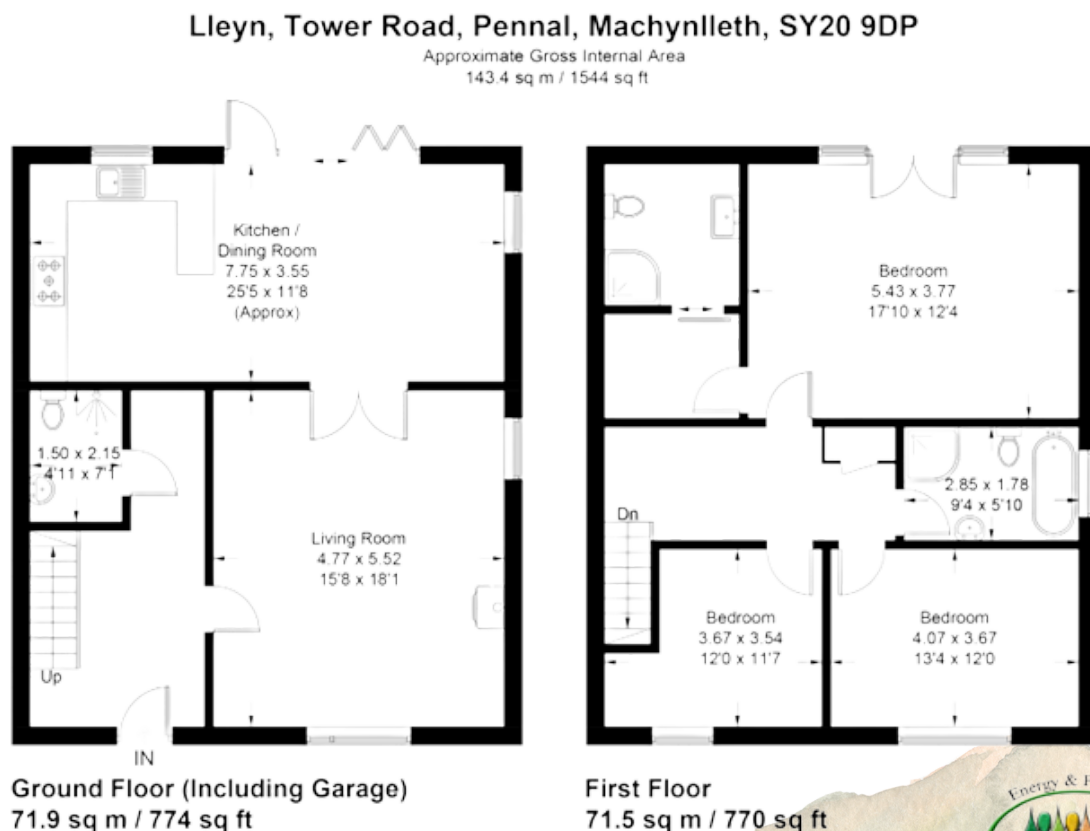


Illustration for identification purposes only.  
measurements are approximate, not to scale

