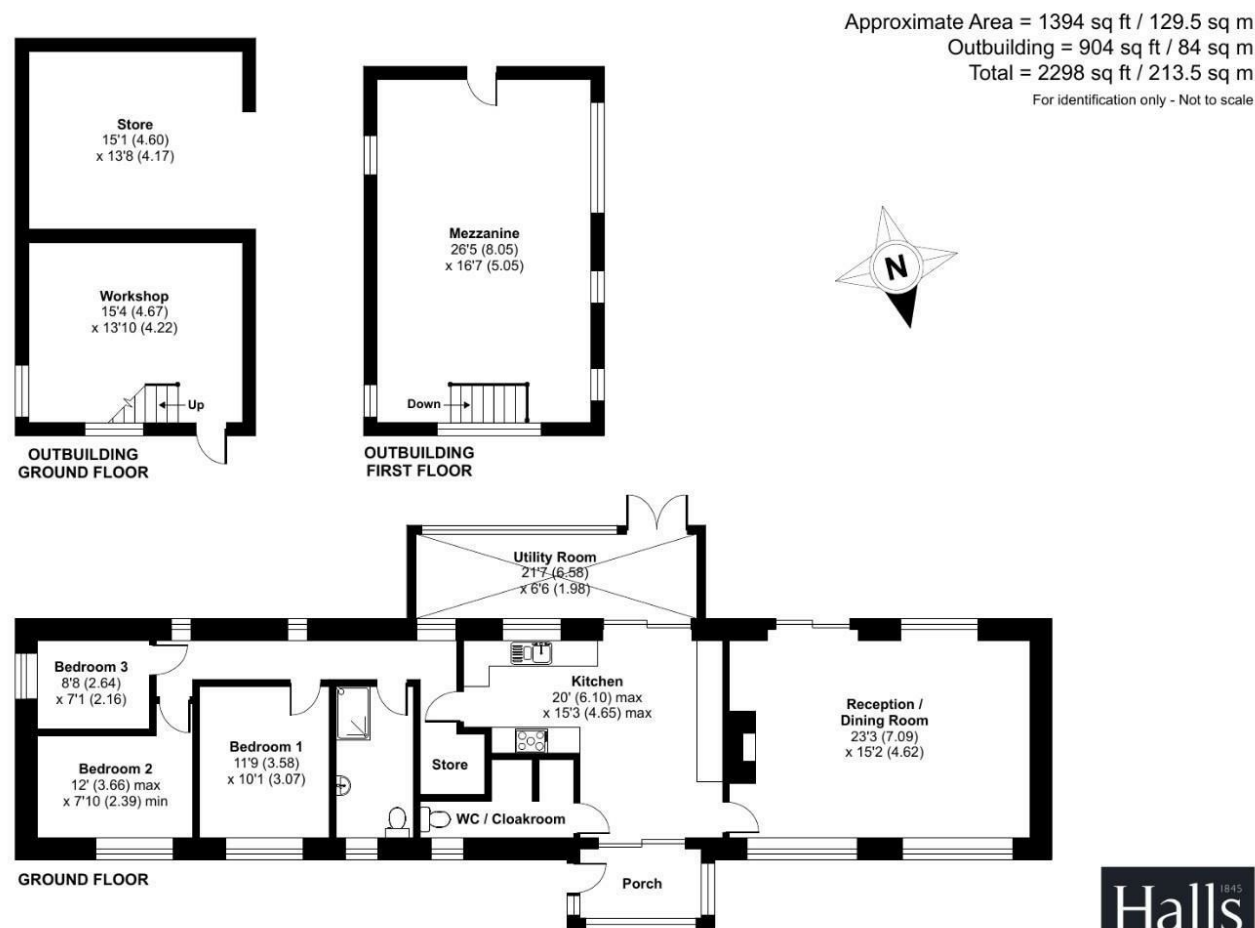


FOR SALE

Pedwar Gwynt Cemmaes, Machynlleth, SY20 8QR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1253105



FOR SALE

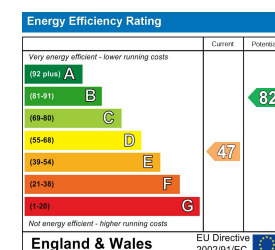
Offers in the region of £475,000

Pedwar Gwynt Cemmaes, Machynlleth, SY20 8QR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

Welshpool Sales
 14 Broad Street, Welshpool, Powys, SY21 7SD
 E: welshpool@hallsgb.com



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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Well presented three bedroom detached bungalow
- Breath taking views along the Dyfi Valley
- Comprehensive scheme of refurbishment
- Kitchen/ diner with modern wall and base units
- Outside barn with workshop, car port and storage
- Private gated driveway

Panel glazed entrance door leading into

Entrance Porch

Double glazed windows to three elevations, tiled floor, double glazed patio doors leading into

Kitchen Diner

Recently re-fitted with a modern range of wall and base units with wooden worktops, radiator, twin butler sink, mixer tap, space for range cooker, stainless steel extractor canopy, double glazed window, tiled floor, integrated fridge and freezer, double glazed patio doors leading to

Utility Room

Fitted with a range of base units with laminate work surfaces, plumbing and space for washing machine, oil fired grant boiler, space for fridge freezer, two wall light points, tiled flooring, double glazed window, windows to rear, double glazed French doors.

Lounge

Woodburning stove, tiled hearth, two double glazed windows to the front elevation with far reaching views along the Dyfi Valley, double glazed patio doors and pitch window to the rear, paved entertaining area, two radiators.

W.C./ Cloakroom

W.C., wash hand basin set on vanity unit, low level W.C., tiled floor, radiator, frosted double glazed window, two storage alcoves.

Hallway

Walk in shelved airing cupboard, double glazed window to the rear elevation.

Shower Room

Walk in double electric shower, pedestal wash hand basin, low level W.C., radiator, frosted double glazed window to the front elevation, recessed spotlights, loft access with drop down ladder leading to partly boarded storage area, tiled floor, heated chrome towel rail, extractor fan.

Bedroom One

Double glazed window to the front elevation, radiator.

Bedroom Two

Double glazed window to the front elevation, radiator.

Bedroom Three

Double glazed window to the side elevation, radiator.

Externally

To the front the property is approached along a private gated driveway, five bar gate leads to gravelled parking and turning area, paved patio area with courtesy lights, stocked borders, lawn and established trees. There is a barn at the property which is used as a workshop with power and light and also storage area above.

Agents Notes

There is a restrictive convenance on the barn preventing it from being converted to a residential dwelling. Oil tank gated and fenced grazing area, external power points to the rear of the property is a paved patio with steps up to the rear lawn.

Services

Mains electricity, private water and private drainage are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'E'

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY20 8QR

What3Words Reference is forgiven.drum.tutorial

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com