

FOR SALE

1 Glanafon, Commins Coch, Machynlleth, Powys, SY20 8LG



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1306621



FOR SALE

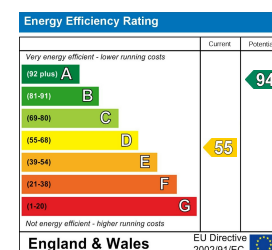
Offers in the region of £265,000

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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



No Onward Chain. This much improved four bedroom, three storey semi detached property is located in the Hamlet of Commins Coch. The property has undergone a comprehensive scheme of refurbishment and includes under floor heating to the ground floor with oak flooring, newly refitted kitchen, oil fired central heating system, refitted family bathroom and ensuite and wood burning stove. The generously proportioned accommodation comprises entrance hall, lounge, kitchen, cinema room, utility and hallway, W.C., landing, three bedrooms and bathroom on the first floor with the master bedroom with ensuite and dressing room on the second floor. The property has off road parking for 4 to 5 vehicles, river frontage with access down to the river, one and a half width garage with a lawned garden and secret garden. Viewing is advised to appreciate the size and quality of property on offer.



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



onTheMarket.com




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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- **No Onward Chain**
- **Much improved four bedroom, three storey semi detached property**
- **Comprehensive scheme of refurbishment including refitted kitchen, refitted family bathroom and ensuite and wood burning stove**
- **Generously proportioned accommodation**
- **Off road parking for 4 to 5 vehicles with one and a half width garage**
- **River frontage with access down to the river with lawned garden and secret garden**

Double glazed entrance door leading into

Entrance Hall

With oak floor covering, understairs storage cupboard housing underfloor heating manifold, turned staircase off, heating timer controls and thermostat, smoke alarm, panelled glazed door leading into

Lounge

With exposed brick work to one wall, built in seat into alcove, two double glazed windows with ash rough sawn window sills, oak floor covering, 'chilli penguin' inset wood burning stove set on slate hearth with brick backing, opening into

Kitchen

Newly refitted with a modern range of wall and base units with quartz worktops, induction hob, extractor canopy, NEFF twin oven, space for fridge freezer, recess spot lights, inset sink, mixer tap, larder cupboard, pull out corner unit, bin cupboard, soft close drawers, oak flooring, smoke alarm, washing machine, cupboard housing fuse board, double glazed door to

Utility Room/ W.C.

Plumbing and space for tumble dryer and dishwasher, extractor fan, double glazed access door, double glazed roof light, tiled floor, storage cupboards, stainless steel sink, mixer tap, low level W.C., extractor fan, granite floor.

Cinema Room

Overhead projector, oak flooring, fireplace recess with stone backing and slate tiled hearth, double glazed pitch window overlooking the garden, double glazed French doors to side.

Landing

With central heating radiator, double glazed window to the front elevation, two smoke alarms, turned staircase off, understairs storage cupboard, thermostat heating control.

Bedroom Two

Double glazed window to the front elevation, oak floor covering, central heating radiator.

Bedroom Three

Double glazed window to the front elevation, oak floor covering, fireplace recess, large storage cupboard, central heating radiator.

Bedroom Four

Double glazed window to the rear elevation, oak floor covering, central heating radiator.

Bathroom

Fitted with a white suite comprising P shaped bath with mixer tap and shower attachment with Triton electric shower over and screen also mains shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, frosted double glazed window to the rear elevation, tiled walls, shaver point, central heating radiator, wood laminate floor covering.

Second Floor Landing

With oak floor covering, twin built in wardrobes.

Master Bedroom

With double glazed window to the rear elevation, oak floor covering, central heating radiator.

Ensuite Shower Room

With walk in corner shower, low level W.C., wall mounted wash hand basin with storage cupboard under, extractor fan, tiled floor, part tiled walls.

Walk in Dressing Room

Externally

Twin gates leading to the parking area over which Glanafon Yard has access. The gardens lead down to the River with a natural raised plinth seating area and a pebble beach (in summer months), wood store.

Pathway provides access to the front of the property, there is a gate to the side garden. To the side there is lawned area, gravelled seating area, oil tank, steps lead up to a further decked seating area at elevation, with views over the surrounding countryside.

Agents Notes

The property is fitted with BT fibre and satellite TV, there is a public footpath which runs to the side of the garage and along the driveway from the properties above number 1 Glanafon.

Services

Mains electricity, water, drainage and oil central heating 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 'C'

Viewing

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 8LG

What3Words Reference is hamster.reinforce.shallower

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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