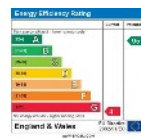


**2 BRYNIAU BYCHAIN  
CWRT NR PENNAL  
SY20 9LB**

**PRICE £215,000 FREEHOLD**



**Immaculately presented semi detached cottage of character  
With parking for 2 vehicles, enclosed rear garden with Summerhouse and lovely rural views  
Currently a successful holiday let.**



This immaculately presented cottage of character is situated just outside the hamlet of Cwrt and approximately 1 mile from the village of Pennal. Currently a successful holiday let managed by its vendor and comprising open porch to open plan lounge - kitchen - diner plus bathroom and rear hallway on the ground floor. With 2 generous bedrooms on the 1<sup>st</sup> floor. With upvc double glazing and electric heating. Outside there is dedicated parking for 2 vehicles and gated access to the fully enclosed garden mainly laid to lawn with mature shrubs and trees and lovely rural views over the fields at the rear. With the benefit of a Summerhouse too.

The village of Pennal has a primary school and also the extremely popular Riverside pub and restaurant. Plas Talgarth with its leisure facilities, restaurant and swimming pool is also within the village of Pennal. Machynlleth is approximately 3 miles and there you can access the mainline railway to Birmingham and Aberystwyth and also all major amenities including supermarket, dentist, doctor, leisure centre and high school. The coastal village of Aberdovey is only 6 miles away.

The property comprises half glazed timber door to;

**KITCHEN** 4.88 x 2.49

Window to front and rear, slate flagstone floor, white units, laminate work top, stainless steel sink and drainer, built in oven and ceramic hob, plumbed for washing machine, space for tumble drier and fridge, part tiled walls, beamed ceiling, open to;

**LOUNGE** 5.33 x 2.87

Window to front, fireplace (not in working order) beamed ceiling, built in cupboard housing consumer unit, open to;

Rear hallway with window to rear, tiled floor, timber half glazed door to side.

**BATHROOM**

Window to rear, bath with shower head handset and electric shower with curtain over, w c, wash basin, part tiled part panelled walls, painted timber floor, electric towel rail, extractor.

Off living area, stairs to 1<sup>st</sup> floor landing;

**BEDROOM 1** 5.49 x 2.49

Window to front and rear, recessed hanging area, built in cupboard, timber panelled ceiling.

**BEDROOM 2** 5.49 x 3.66

Window to front, built in cupboard housing hot water cylinder and slatted shelving, timber panelled ceiling.

**OUTSIDE FRONT**

Off road parking for 2 vehicles, gated access to side yard, steps to;

**REAR GARDEN**

Laid to lawn with mature shrubs and trees, rural views, Summerhouse with bifold doors.

**TENURE** Freehold

**ASSESSMENTS** Currently exempt

**SERVICES** Mains water, electricity, mains drainage are connected.

**WHAT3WORDS:** Paves.blurs.bonus

**MONEY LAUNDERING REGULATIONS**

You will need to provide identity evidence in the form of passport/driving licence on putting forward an offer.

**DISCLAIMER**

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

**LASER TAPE CLAUSE**

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.









