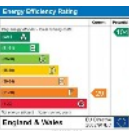


**12 PLAS TALGARTH
PENNAL
SY20 9LG**

PRICE £175,000 FREEHOLD



**Immaculately presented detached bungalow set in the grounds of Plas Talgarth
2 double bedrooms, contemporary kitchen and bathroom, electric heating, parking
Beautiful rural views
Suitable for residential use
Non standard construction**

Set in the grounds of Plas Talgarth Hall, a former grand house built in the 18th century and now a successful holiday resort with spa facilities, restaurant and beautiful grounds this detached bungalow is freehold and can be lived in permanently residentially. Immaculately presented with upvc double glazing throughout the property comprises entrance lobby with room to create a cloakroom if desired, well fitted kitchen/diner, lounge with bay window and lovely rural views, 2 double bedrooms and bathroom. The master bedroom has room to add an en-suite or 2nd lavatory again if desired. In 2015 the property was re wired and had a new kitchen and bathroom fitted. The garden is laid to lawn with mature shrubs and partially maintained by Plas Talgarth. The property is non standard construction.

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 door and side panels to entrance hallway;

KITCHEN 15' x 11'7 inc walk-in cupboard.

Window to rear and side, half glazed door to side, contemporary white units, quartz work top, built-in double oven and grill, induction hob with extractor over, space for larder fridge freezer, part tiled walls, plumbed for washing machine, walk-in cupboard with shelving, consumer unit located here.

LOUNGE 18'3 x 11'3

Bay window to front, 2 wall mounted heaters, t v point, stone built fireplace (not in working order). Door to;

Hallway and access to loft with pull down ladder.

BATHROOM 16'2 x 6'

Window to side, panelled walls, laminate floor, Jacuzzi bath with shower over and glass screen, w c, wall mounted wash basin, heated towel rail, wall mounted heater, extractor, built-in cupboard housing pressurized hot water cylinder and shelving.

BEDROOM 1 14'5 x 10'

Window to rear, wall mounted heater.

BEDROOM 2 11'5 x 9'8

Window to front, wall mounted heater.

OUTSIDE

Laid to lawn with mature planting. Un designated parking for 1 vehicle.

TENURE Freehold

ASSESSMENTS Band C

SERVICES Mains water, electricity, mains drainage are connected.

WHAT3WORDS; Sleepers.tower.define

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.





