

**MAES DYFI  
PENNAL  
SY20 9JT**

**PRICE £485,000 FREEHOLD**



**Well presented spacious 4 -5 bedroom house situated on the edge of the village  
Beautiful rural views front and rear  
3 bathrooms, double garage, mature garden  
Oil central heating, upvc double glazed**

This immaculately presented detached house is situated on the edge of the rural village of Pennal. With lovely rural views from every room, built in the 80's and refurbished over the past 14 years by the current owners. Comprising a spacious entrance hallway leading to contemporary open plan kitchen diner, large lounge with dual aspect windows, music room (or bedroom 5), shower room, utility and attached double garage on the ground floor. With 4 bedrooms, family bathroom and en-suite to master bedroom on the 1<sup>st</sup> floor. The front garden is laid to lawn with mature shrubs and gravel parking for 4-5 vehicles. The rear is fully enclosed with gated access either side, laid to lawn with mature shrubs and trees, patio areas, vegetable beds, and shed. The rural views front and rear are stunning. With upvc double glazing, oil central heating and wood burner to the lounge. The property was externally insulated and rendered in 2010.

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 part glazed door to;

#### **SPACIOUS HALLWAY**

Tiled floor, built in cupboard.

#### **KITCHEN**

Window to rear, laminate floor, bespoke units, timber work top, composite sink and drainer, eye level oven and grill, induction hob, integral dishwasher, open to;

#### **DINING AREA**

Window to rear, laminate floor.

#### **UTILITY**

Door to front and rear, stainless steel sink and drainer, base units, laminate work top, Worcester condensing oil boiler located here, consumer unit., Door to;

#### **INTEGRAL DOUBLE GARAGE**

2 Up and over doors, 2 windows to rear, loft access.

Off entrance hallway to

#### **LOUNGE**

Bay window to front, sliding doors to rear, timber floor, wood burning stove on slate slab, skirting board radiators.

#### **MUSIC / CINEMA ROOM**

Window to front.

#### **SHOWER ROOM**

Window to side, w c, was basin, tiled corner shower cubicle with electric shower, tiled floor, extractor.

Stairs to spacious 1<sup>st</sup> floor landing with window to front, timber floor, access to loft with pull down ladder.

#### **BEDROOM 1**

Window to front and side, timber floor.

#### **EN-SUITE BATHROOM**

Window to rear, tiled floor, p hspade bath with shower over and glass screen, w c, wash basin, part tiled walls, extractor.

#### **BEDROOM 2**

Window to rear.

#### **BEDROOM 3**

Window to front, (currently used as a gym).

#### **BEDROOM 4**

Window to rear, (currently used as an office).

#### **OUTSIDE FRONT**

Gravel driveway for 4-5 vehicles, laid to lawn, mature planting, gated access to rear.

#### **OUTSIDE REAR**

Fully enclosed, laid to lawn, mature shrubs and trees, paved patio areas, vegetable beds with fruit bushes, shed, tap, lighting, oil tank located here.

#### **TENURE**

Freehold

#### **ASSESSMENTS**

Band E

#### **SERVICES**

Mains water, electricity, mains drainage are connected.

#### **WHAT3WORDS; stole.subsystem.perch**

#### **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.





