



6 North Road, Tre'r Ddol
Machynlleth Cerdigion SY20 8PP
Guide price £175,000



In the heart of the village, a terraced two double bed roomed (both with en suite), 2 reception roomed house with garage and parking.

A superb opportunity for first time buyers or investors! A well presented home in the ever popular village of Tre'r Ddol which is 9 miles equidistant from Aberystwyth and Machynlleth. Both convenient to all amenities which include food stores, primary, secondary schools and more. Tre'r Ddol is a lovely village with a nice community feel, a public house and a cafe/shop run by the local people. The coastal resorts of Borth and Ynyslas are also nearby.

TENURE

Freehold.

SERVICES

No central heating. Log burner/solid fuel heating.

COUNCIL TAX

Band C.

VIEWING

Strictly by appointment only made through the sole selling agents Aled Ellis & Co, 16 Terrace Road, Aberystwyth. 01970626160 or sales@aledellis.com

Reception Hallway



With meter cupboard, stairs to first floor accommodation and doors to

Living Room

15'8" x 9'1" (4.79m x 2.77m)



A cosy living area with window to fore, log burner, spotlights and stone effect tiled flooring. Door to



Kitchen

20'4" x 5'5" (6.21m x 1.66m)



A bright and lengthy kitchen comprising a range of base and eye level units with integrated double oven, fridge freezer and dishwasher. Velux windows and utility area with appliance spaces. Door to rear boot room/porch.



Dining Room
15'3" x 9'3" (4.65m x 2.83m)



A spacious dining area or home office with window to fore and storage cupboards.

First Floor Accommodation



Bedroom 1
15'9" x 9'11" (4.82m x 3.03m)



A charming primary bedroom with window to fore, storage cupboard, exposed beams and floorboards. Door to En Suite



En Suite Bathroom



With panelled bath, electric shower and screen above, wc and wash hand basin. Extractor fan, velux window and tiled flooring.

Bedroom 2

15'8" x 9'2" (4.78m x 2.80m)



Another good sized bedroom with window to fore, access to loft space and storage cupboard. Door to

En Suite Showeroom



Comprising a shower cubicle with electric shower, wc, wash hand basin, velux window and airing cupboard.

EXTERNALLY

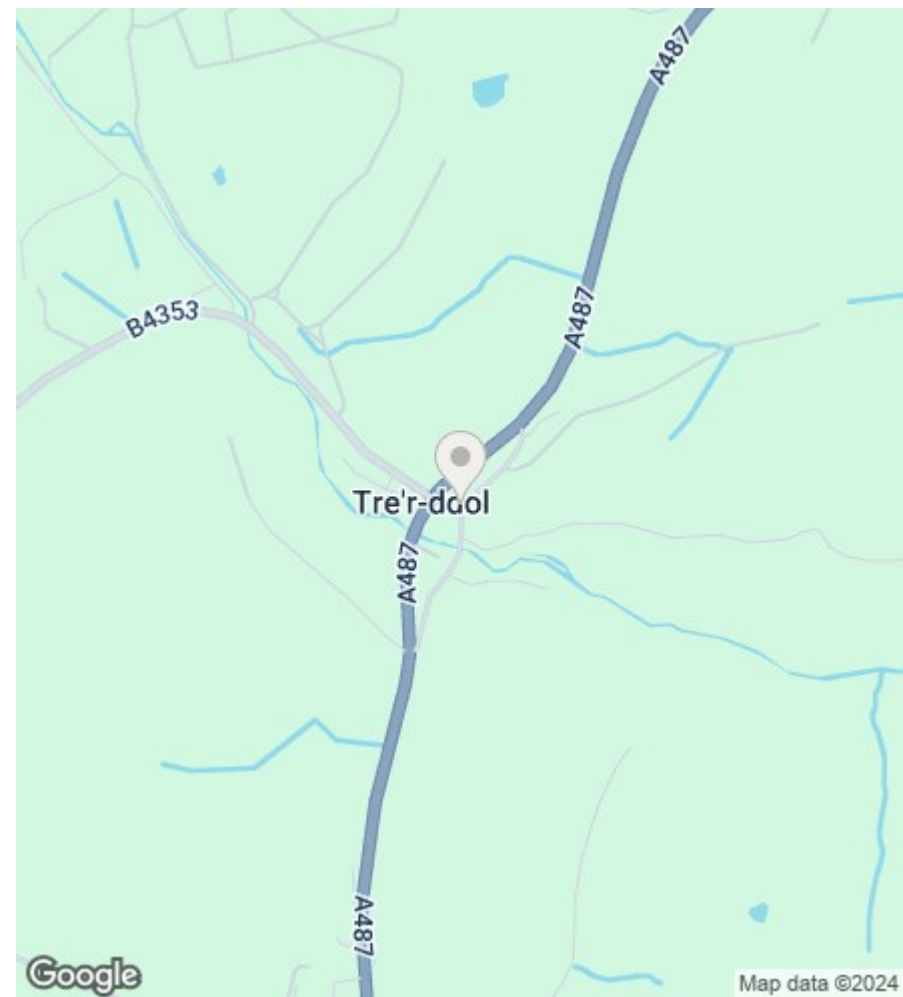


From Aberystwyth proceed north on the main trunk road to Macynlleth (A487) for approximately 9 miles. Continue through the village of Taliesin and proceed through Tre'r Ddol turning right at the pub (Wild Fowler), number 6 can be seen on your right hand side.

At the end of the terrace the property has the benefit of a small lawned area with parking and garage/shed.



DIRECTIONS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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