



**Dolen Farm Glandyfi, Eglwysfach
Machynlleth Powys SY20 8SS**

Guide price £565,000



For Sale By Private Treaty

Enjoying a fine location at this popular village, a well presented 4 bedroomed traditional house together with immediate grounds and separate area with a small paddock and stable known as

DOLEN FARM
EGLWYSFACH
MACHYNLLETH
POWYS
SY23 8SS

We are pleased to have received instructions to offer for the sale this desirable property which enjoys an enviable slightly elevated location with pleasant outlook over the Dyfi Estuary and beyond.

The commodious family accommodation is highlighted on the attached floorplan and is well worthy of inspection. The separate area also just off the trunk road includes a multipurpose hardstanding, stable and a small turnout paddock.

The Ynyshir RSPB Reserve, Ynyshir Hall and the Dyfi estuary are nearby. The university and market town of Aberystwyth is some 13 miles or so travelling distance to the south and the ever-popular town of Machynlleth often regarded as the gateway to Wales is but 5 miles or so further North. Both the aforementioned towns have a good range of amenities to include secondary schools and railway stations.

TENURE

Freehold

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band

VIEWING

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

The property provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR



HALF GLAZED ENTRANCE DOOR TO



RECEPTION HALLWAY



with slate floor, radiator and stairs to first floor accommodation. Under stairs storage cupboard and doors to

LIVING ROOM

12' x 18' (3.66m x 5.49m)



with window to fore and side. French door to patio. Fireplace with heating range on a slate plinth and 2 radiators.



DINING ROOM

12'4 x 13'4 (3.76m x 4.06m)



with a most attractive inglenook fireplace with room heating range set on a slate plinth with oak mantel beam over. 2 windows to fore, slate floor, exposed beams, radiator and wall lights.



KITCHEN

13'8 x 10' (4.17m x 3.05m)



comprising 1½ bowl sink unit with mixer tap. Range of base units with appliance spaces together with fitted electric cooker and 4 ring hob. Eye level units with stainless steel extractor hood, exposed slate floor, ceiling lights and radiator. Cooker point, window to side and door to



PANTRY/ STORE ROOM



with slate floor and window to side.

SUNLOUNGE

17'5 x 10'7 (5.31m x 3.23m)



with under floor heating, laminated floor and window to side. French door to rear with fine views towards the Dyfi estuary. Door to



SHOWER ROOM

7'5 x 4'4 (2.26m x 1.32m)



comprising large shower cubicle, wash hand basin and wc. Heated towel rail, extractor fan and window to side.

UTILITY ROOM

9'3 x 4'9 max (2.82m x 1.45m max)



comprising single drainer stainless steel sink unit with mixer tap. Grant free standing oil-fired central heating boiler together with the hot water pressure system. Plumbing for automatic washing machine.

FIRST FLOOR ACCOMMODATION



REAR WING

with doors to

BEDROOM 1

12'6 x 10'5 (3.81m x 3.18m)



with fitted 'Sharps' bedroom furniture, radiator and windows to fore and rear.

SHOWER ROOM

5'1 x 8'4 (1.55m x 2.54m)



comprising wc, pedestal wash hand basin, shower cubicle and heated towel rail. Tiled floor and splashbacks. Radiator and window to side.

MAIN LANDING

With access to roof space, radiator and doors to

BEDROOM 2/ OFFICE

12'4 x 6'6 (3.76m x 1.98m)



with fitted cupboards and shelving. Exposed beams, radiator and window to rear.

BEDROOM 3

11' x 15'4 (3.35m x 4.67m)



with exposed beam, radiator and 2 windows fore.



BEDROOM 4

9'1 x 11'2 (2.77m x 3.40m)



with exposed beam, radiator and window to fore.

BATHROOM

13'2 x 6'4 (4.01m x 1.93m)



comprising wc, pedestal wash hand basin, bath with Mira shower over and screen. Exposed beam, extractor fan and radiator. Airing cupboard with radiator. Window to side.

EXTERNALLY



The immediate grounds are well looked after with lawned areas to the fore and side with trees and flower borders. Private driveway to vehicular hardstanding and turning areas.

Front patio area and rockery.



Separate and to the fore there is a further area approached over a shared driveway leading to a large vehicular hardstanding, modern 30 x 15 outbuilding comprising of a stable and tack room together with an adjoining turnout paddock.



DIRECTIONS

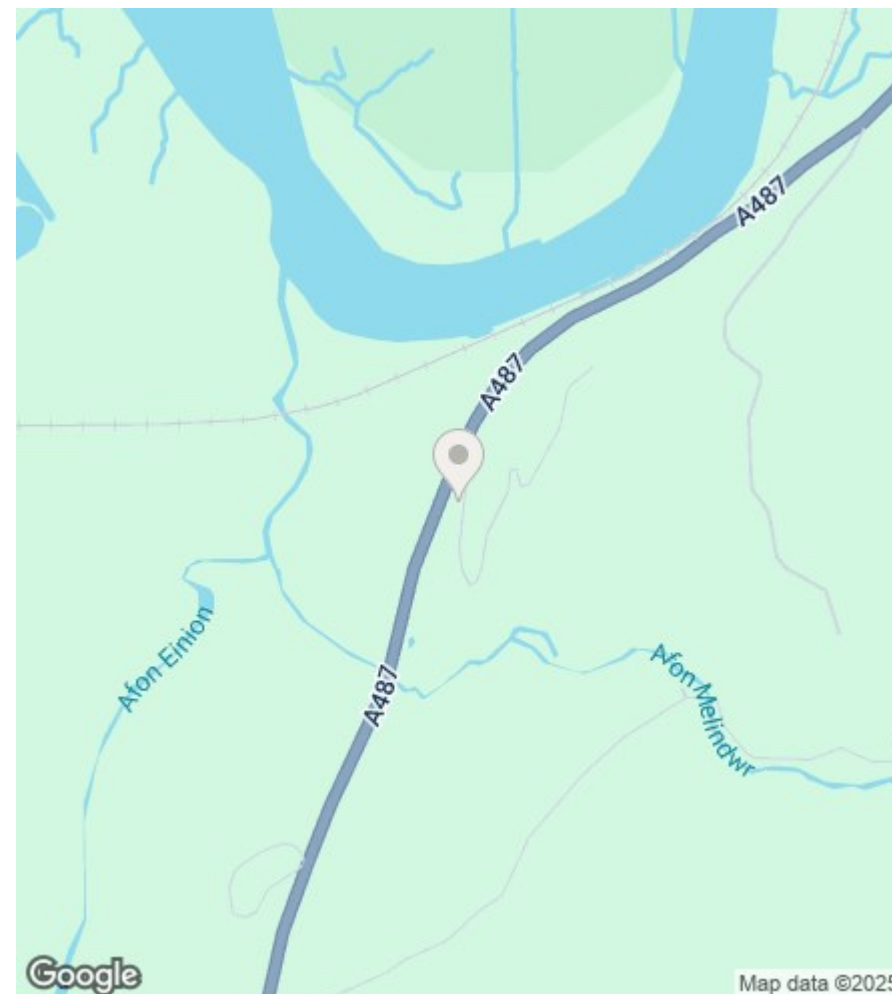
WHAT3WORDS: oasis.wove.workers
From Aberystwyth take the A487 coastal trunk road north up Penglais Hill through the villages of Bow Street, Talybont, Taliesin and Furnace to Eglwysfach (approximately 13 miles or so) Take the major turning left as you are leaving the village and turn immediately left to the drive leading to the property



Total area: approx. 173.6 sq. metres (1868.9 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Dolen Farm, Glandyfi, MACHYNLLETH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com