



**Saith Derwen, Artist's Valley, Furnace  
Machynlleth Powys SY20 8TD  
No onward chain £315,000**



## For Sale by Private Treaty

A detached 3 bedroomed bungalow set in the tranquil and picturesque Artist's Valley, surrounded by beautiful countryside and scenic walking trails, including the Wales Coast Path known as

SAITH DERWEN  
ARTIST'S VALLEY  
FURNACE  
MACHYNLLETH  
POWYS  
SY20 8TD

The bungalow is located towards the lower reaches of Artist's Valley, in unspoilt countryside and is approached by a council-maintained road followed by a short private track. The main A487 Aberystwyth to Machynlleth trunk road is 0.6 miles travelling distance of Saith Derwen.

This property features a modern extension and has recently benefited from an architect-led, energy-efficient retrofit, featuring locally sourced cedar cladding and insulation for impressive energy efficiency. A newly installed air-source heat pump delivers efficient heating and hot water year-round, and the home benefits for regular RHI payments, which will transfer to the new owners.

The University and market town of Aberystwyth is about 12 miles to the South and Machynlleth is but 6 miles to the North. Both the aforementioned towns have a good range of facilities to include secondary schools together with both local and national retailers. The RSPB nature reserve on the Dyfi Estuary and Ynyshir Hall at Eglwys Fach are both nearby.

The multipurpose accommodation is highlighted on the attached floor plan. We also attach a plan showing the extent of the boundaries highlighted in red.

We recommend an early inspection as seldom do we receive instructions to market a property in this desirable residential area.

## TENURE

Freehold

## COUNCIL TAX

Band C

## SERVICES

Shared private water supply. Private drainage. Mains electricity. Air source central heating. Super-fast fibre broadband.

## MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

## VIEWING

Strictly by appointment through the selling agent Aled Ellis & Co Ltd. 01970 626160 or sales@aledellis.com

Saith Derwen provides for the following accommodation. All room dimensions are approximate.

## Partially glazed front entrance door to

## RECEPTION HALLWAY

Radiator, tiled floor, door to rear. Access to roof space. Inner hallway with door to

## BEDROOM 1

9'5 x 10'5 (2.87m x 3.18m)



Window to fore and side, radiator.

## ENSUITE SHOWERROOM



Shower cubicle, WC and washbasin, radiator, tiled floor and obscured window to fore.

## BEDROOM 2

12'5 x 8'7 (3.78m x 2.62m)



Window to side, Velux window, radiator.

### UTILITY ROOM

4'8 x 4'4 (1.42m x 1.32m)



Housing the Ecodon air source heating system. Room for white goods. Window to rear.

### BATHROOM

8'6 x 6' (2.59m x 1.83m)



Comprising WC, bath with Creda shower over and screen, washbasin, part tiled walls, radiator, window to fore, shelving.

### KITCHEN

13'5 x 10'1 (4.09m x 3.07m)



Single drainer sink unit with mixer tap. Solid fuel Rayburn, concealed fridge, extractor fan, radiator. Window to fore and rear.

### LIVING ROOM

9'9 x 13'6 (2.97m x 4.11m )



Windows to fore and side. Radiator. Door to

### BEDROOM 3

9'9 x 13'5 (2.97m x 4.09m)



Laminated floor, radiator. Window to fore and side.

### EXTERNALLY





The grounds extend from the front lawned garden area to a large rear garden which is well stocked with trees and shrubs for privacy. A versatile, detached timber-framed building serves as a car port or useful storage (11'5 x 15'7) to the side of the bungalow.

The garden is highlighted in red in the aerial photograph for identification purposes.

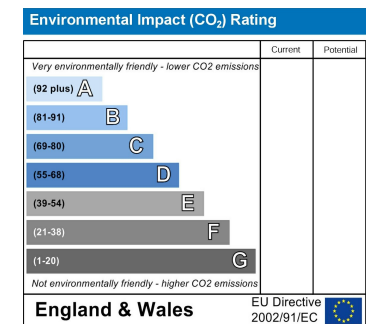
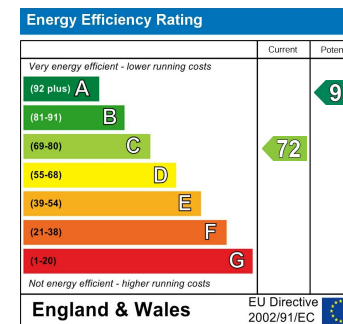
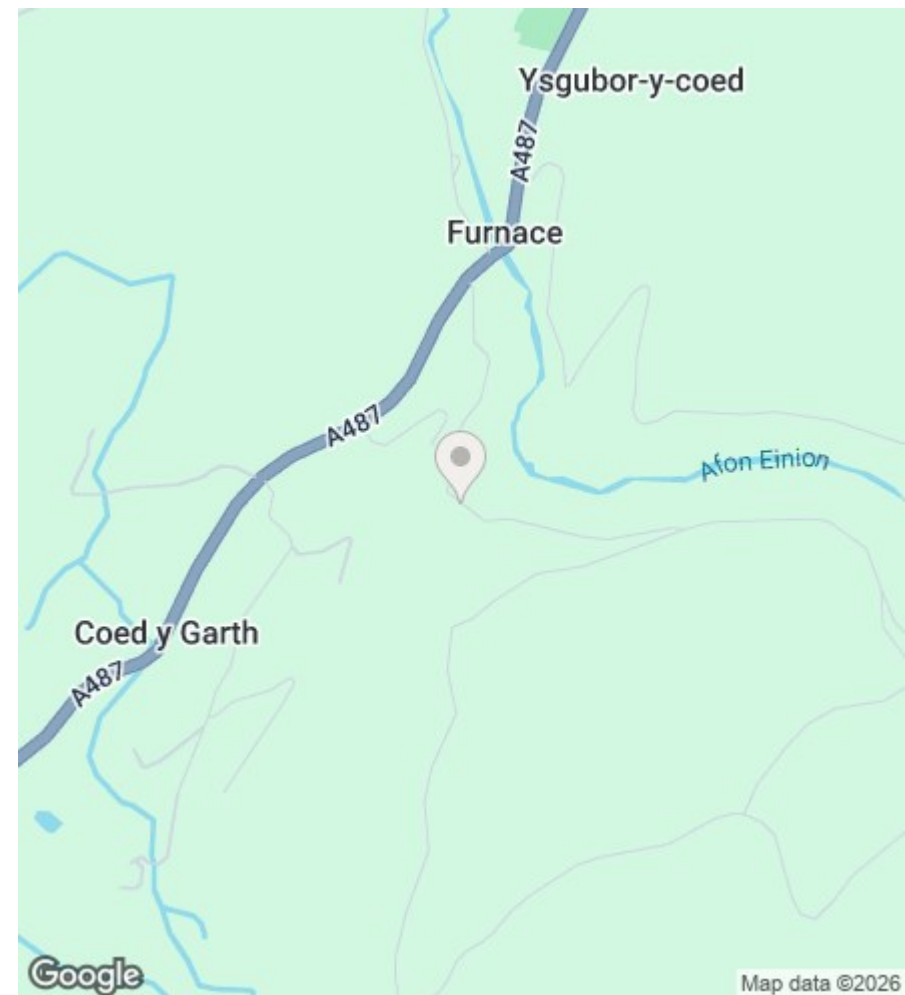
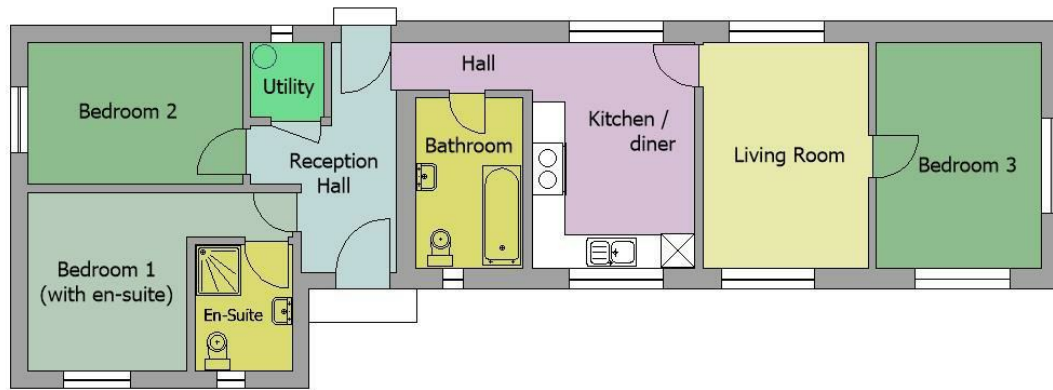
### **DIRECTIONS**

OS Grid Reference SN6907794547

(What3Words: shopper.condense.wing)

From Aberystwyth take the A487 North through Bow Street, Talybont and Taliesin to Furnace. Turn right (signposted Artists Valley) just before the bridge and water wheel and proceed for 0.6 miles and the entrance to the property will be on your right-hand side (By Appointment Only).





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