



Brynteg , Machynlleth, SY20 9LN

£450,000

Spectacular home with spectacular views

Situated on the side of Cae Afon with views across the valley towards Craig Dunant is this absolutely stunning detached home.

The property boasts some incredibly spacious living accommodation along with four bedrooms and three bathrooms. The property has many modern features including under floor heating to the ground floor as well as plenty of natural light. . A Hive system offers all the modern control touches you would expect from an up to date home.

The house is situated in around a third of an acre within Eryri (Snowdonia National Park) and finds itself also towards the top of the Cambrian Mountain Range, all of which go towards creating the spectacular outlook it enjoys.

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Entry into the property is via an impressive porch set on the side of the house which provides not only access on into the property but also to the cloakroom and in itself is a very useful and spacious porch.

The cloakroom has a vaulted ceiling and is fitted with a modern low-level WC as well as a washbasin mounted in a vanity unit. There is a small window to the rear of the property.

Moving from the porch into the main body of the house reveals a spectacular and open living area with central fireplace. The room divides nicely into distinct areas, for example, the first space is the large dining area which accommodates a substantial table ideal for large family gatherings. There is access from this area directly into the kitchen.

Staying in the family living space, the next area which takes advantage of the fireplace is currently used as the main lounge and is enhanced spectacularly by two large ceiling windows in the vaulted ceiling as well as two normal windows also to the rear.

The already mentioned fireplace is fitted with an electric multi fuel looking stove which is seated on a large slate hearth, the fireplace is made of stone with a slate plinth and slate topped mantel.

Passing further along is a space currently used as a seating and lobby area, this has double glazed French doors leading out to the garden and also provides access to the master bedroom. The area is large enough to be used as a further sitting room if required.

The breakfast kitchen as you would expect is fitted with a plentiful range of base and drawer units and has space for many appliances including room for a US style French door fridge freezer. The units are finished in white and blue for contrast and centrally there is a breakfast bar island with seating for at least four people, all of the work tops are polished wood, and this creates a very impressive contrast to the units. Cooking is on a large double width range with brick tile splash back and of course double width extractor. The room has tile flooring and a vaulted ceiling with

two windows offering front and side aspects. Beyond the kitchen is a utility room.

As with everything about this property the utility room is spacious and well appointed, it has a range of base and drawer units with a Belfast sink and of course space for several appliances. The tile flooring from the kitchen continues into this room with a window to the front.

At the further end of the property on the ground floor is the master bedroom suite. The master bedroom itself is substantial with two windows to the front of the property and has plenty of built in storage. The master suite boasts its own en-suite bathroom which is appointed with a low-level WC, a wash basin on a pedestal and a large double panel bath with overhead plumbed shower unit, a very pleasant room well presented.

Access to the first floor of the property is via an open stairway to one side of the living space, this leads you directly to the first floor landing, of particular note from the first floor landing is the electric powered loft access, at the touch of a button the hatch opens and the stairs appear so that access to the boarded and walled loft area is easy.

On the first floor is a guest bedroom with double proportions and two windows to the front of the property. This room also boasts an en-suite shower room which is fitted with a low-level WC and pedestal wash basin as well as a shower cubical with a range of body jets.

The next of the front double bedrooms also boasts closeted study area which can be shut off from the bedroom.

The final double bedroom to the first floor has a window overlooking the rear garden.

The first floor also boasts the family bathroom, which is equipped with a low-level WC and a pedestal wash basin, a panel bath with overhead plumbed shower, stylish tiling and tile floor.

For starters externally the property boasts a double, detached garage with electric doors, this is accessed from a small carriage-driveway making coming and going for motor vehicles quite easy. The driveway also provides plenty of parking.

The property itself is set within a third of an acre on the edge of Coed Foeldinas so does feature some woodland on its higher levels. The lovely main garden is situated to the side of the property across several levels and features patio areas as well as a lawned area and plenty of seating, all of which is situated and positioned to enjoy the views across the valley into the mountains opposite.

The property has been fitted with a backup generator, this is a Champion remote control generator which is run with unleaded petrol and does have the potential to have an auto-start fitted. It provides in the region of

nine hours backup in the event of a power cut and can run the whole property.

Dimensions

Porch 2.443m x 2.038m

Cloakroom WC

Living Space:

Dining Area 5.445m x 4.355m

Lounge Area 5.218m x 4.921m

Lobby / Sitting Area 3.929m x 2.844m

Breakfast Kitchen 4.315m x 3.941m

Utility Room 3.708m x 3.141m

Boiler Room

Master Bedroom 6.531m x 5.224m

En-Suite Bathroom 3.069m x 2.698m

Landing

Bathroom 2.771m x 1.964m

Bedroom with Study Space 3.242m x 3.188m

Guest Bedroom 5.135m x 3.290m

En-Suite Shower Room 2.052m x 1.603m

Bedroom 4.371m x 3.188m

Location

Dinas Mawddwy is a small town and community located in the southern part of Gwynedd, Wales, within the picturesque Mawddwy valley. The area is known for its stunning natural scenery, nestled between the Aran Fawddwy mountains and the River Dyfi. Historically, Dinas Mawddwy has ties to both Welsh folklore and more recent history.

Dinas Mawddwy is situated in the traditional county of Merionethshire, which is now part of Gwynedd following administrative changes. It lies near the Aran Fawddwy mountain, one of the highest peaks in southern Eryri (Snowdonia), making it a great location for hiking and exploring the Welsh countryside.

The town is close to the source of the River Dyfi, which flows through the valley, adding to its scenic beauty.

The area is steeped in Welsh folklore, including the story of the Red Bandits of Mawddwy (Lladron Cochion Mawddwy), a notorious group of thieves from the 16th century. Legend has it that these bandits, dressed in red, terrorized the region until they were eventually hanged.

Dinas Mawddwy was historically known for its ironworks, mining, and slate industries. The Mawddwy railway once connected the area, although it was closed in the 20th century.

Given its proximity to Eryri (Snowdonia National Park), Dinas Mawddwy is popular with outdoor enthusiasts. The region offers walking trails, mountain biking routes, and opportunities for birdwatching and photography due to its rich natural environment.

The area is relatively less touristy compared to other parts of Eryri (Snowdonia), offering a peaceful and authentic Welsh experience. Visitors often stay in

local cottages, bed and breakfasts, or campsites to explore both the surrounding mountains and nearby attractions, such as Lake Vyrnwy and Bwlch y Groes, one of the highest mountain passes in Wales.

Dinas Mawddwy may be a small, quiet town, but it offers a mix of history, nature, and Welsh culture, making it a charming spot for visitors seeking a more off-the-beaten-path experience.

Machynlleth is a historic market town located in Powys, Wales, not Gwynedd as is often mistaken due to its proximity. It lies near the Dyfi estuary and the southern boundary of the Snowdonia National Park, with rich cultural and historical importance.

Historically, Machynlleth is perhaps most famous for being the seat of Owain Glyndwr's Welsh Parliament in 1404 during his rebellion against English rule, earning it a special place in Welsh national history. The town is sometimes referred to as the ancient capital of Wales because of this. Owain Glyndwr's Parliament House is a notable landmark, symbolizing this historical significance.

The town itself is charming, with narrow streets, stone buildings, and a famous clock tower that stands at its heart. It has held a market charter since 1291, and the market continues to operate, making it one of the oldest in the UK. Machynlleth is also known for its role in promoting sustainability and green living, with the nearby Centre for Alternative Technology (CAT) being a hub for environmental research, education, and advocacy.

Additionally, the surrounding area is popular with outdoor enthusiasts, offering walking, cycling, and nature exploration opportunities, particularly with its proximity to Eryri (Snowdonia National Park) and the Dyfi Biosphere, which is recognized by UNESCO for its ecological diversity.

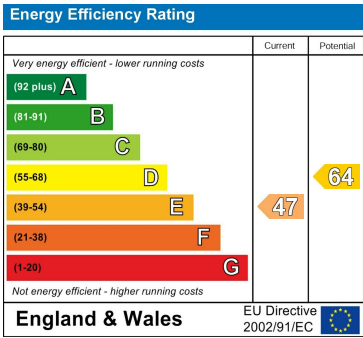
Despite being a small town, Machynlleth is known for its vibrant arts scene, with annual festivals, galleries, and a community of artists. The Machynlleth Comedy Festival, held every spring, has gained nationwide recognition.

Floor Plan

Area Map



Energy Efficiency Graph



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