



Hafod Bach , Furnace
Machynlleth Powys SY20 8PG
Guide price £475,000



For Sale by Private Treaty

Enjoying a tranquil elevated location with views over the Dyfi Estuary, a stunningly set detached 3 bedroomed property together with approximately 1 acre of grounds.

Hafod Bach is totally private yet is easily accessible to the main A487 coastal trunk road on the outskirts of Furnace, the village being situated some 12 miles due north of Aberystwyth and some 6 miles due south of Machynlleth. Both the afore mentioned towns have a good range of amenities. There are delightful walks nearby including Artists Valley and the Wales Coast path. For wildlife enthusiasts , Dyfi Osprey Project RSPB Ynyshir and Ynyslas Nature Reserve are close at hand, as are the coastal resorts of Borth and Aberdyfi. The Dyfi estuary itself has Biosphere status.

Hafod Bach is approached over a private driveway and the large grounds are well stocked with trees, shrubs, plants and flowers. We include with these particulars a plan showing the extent of the boundaries. The dormer style bungalow has been recently refurbished and is well presented throughout with 2 bedrooms on the first floor, one of which has panoramic views over the Dyfi estuary and beyond. This is a rare opportunity to acquire a privately situated property but with access to a regular bus service to the trunk road with superbly presented accommodation.

TENURE

Freehold

SERVICES

Mains electricity & water. Combined wood and electric heating system. Private drainage. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band F

VIEWING

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

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.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

Hafod Bach provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

STEPS TO

FRONT ENTRANCE DOOR

Door to

RECEPTION HALLWAY

With wooden flooring, radiator, stairs to first floor accommodation and doors to

KITCHEN/ DINING ROOM



Comprising a mixture of modern and traditional units, open shelving with stone worktops. An EverHot cooking range, appliance spaces and stainless steel sink with mixer tap. Windows to fore and side, French doors to fore and door to





LIVING ROOM



A beautiful bright space with floor to ceiling window & door to fore and window side with stunning panoramic views. A log burner which runs the heating system and hot water sat on a slate hearth with exposed brick chimney breast, wooden flooring and radiator.



STUDY/ BEDROOM 3



With radiator and window to rear & side overlooking the pleasant garden.

UTILITY ROOM



With wooden flooring, storage unit with enamel sink and appliance spaces. French doors to rear and door to

BATHROOM



Comprising WC, wash hand basin and panelled bath and panelled wall feature. Shower cubicle, heated towel rail and window to rear.



FIRST FLOOR ACCOMODATION
LANDING



With airing cupboard, floor to ceiling picture windows and doors to

BEDROOM 1



With French doors to fore with outstanding views, built-in wardrobes, radiator and sliding door to side. Door to





EN-SUITE SHOWERROOM



Comprising WC, wash hand basin and walk-in shower cubicle with window to side.



BEDROOM 2



With radiator and window to rear.

UPSTAIRS BATHROOM



Comprising WC, wash hand basin and bath with window to side. Tiled flooring, splashback tiled wall and extractor fan.

EXTERNALLY



The property is approached over a stoned hardcore driveway through mature woodland to

private grounds, at its conclusion a turning area with paths leading to the property.

Either side of the driveway, lawned gardens with mature shrubs, fruit/ vegetable garden and a concealed septic tank unit. To the rear of the property further shrubs, trees etc.

OUTBUILDING/LOG STORE



DETACHED TRADITIONAL OUTBUILDING



Currently utilised as a garden stores/ work shop.



With adjacent lean to stores/ log shed, external cold water tap.

A raised timber decked area taking advantage of

the superb views over the Dyfi estuary and beyond.

The lawn gardens are well maintained with various flowering borders and a wide variety of shrubs and plants giving colour throughout the season.





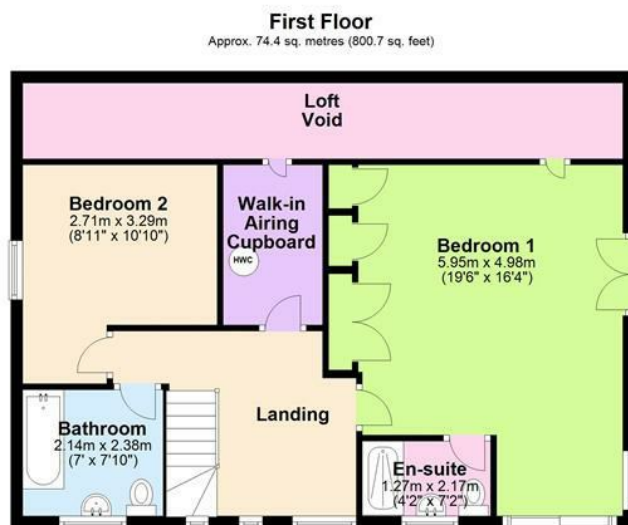
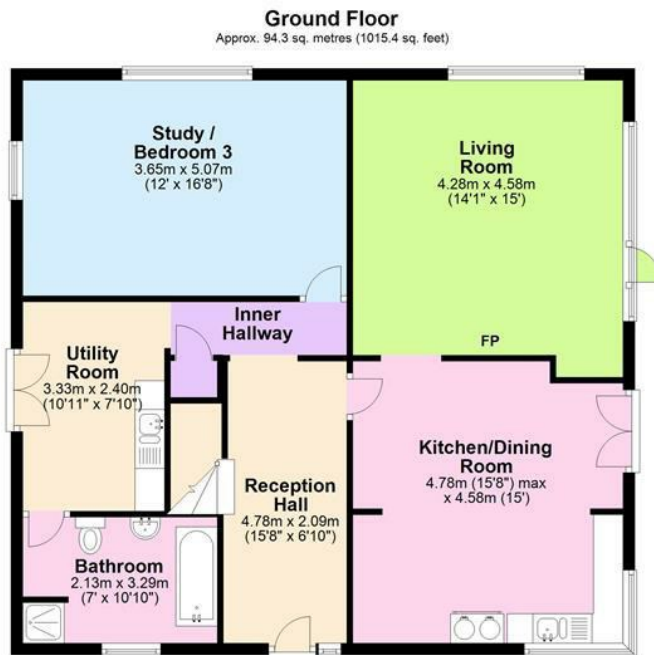
DIRECTIONS

OS Grid Reference: SN68254 94700

What3Words///shallower.screaming.vacancies

From Aberystwyth take the A487 trunk road north through Bow Street, Tal-y-bont and Tre'r ddol towards Furnace. As you approach Furnace (after S bend) turn right (see arrow directional sign). Take the first track on your left and proceed through the gate up to the property.





Total area: approx. 168.7 sq. metres (1816.0 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Hafod Bach, Furnace, MACHYNLLETH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		72
(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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