

**8 PLAS TALGARTH
PENNAL
SY20 9LG**

PRICE £195,000 FREEHOLD



**Immaculately presented detached bungalow set in the grounds of Plas Talgarth
2 double bedrooms, fully insulated with contemporary kitchen and bathroom
Electric under floor heating - parking and beautiful rural views
Suitable for residential use
Non standard construction**

Set in the grounds of Plas Talgarth Hall, built in the 18th century and now a successful holiday resort with spa facilities, swimming pool, restaurant and beautiful grounds. This immaculately presented 2 double bedroom bungalow has been fully refurbished since 2017 to include insulation throughout (under all floors, to all external walls and in the roof space), electric under floor heating, contemporary kitchen and bathroom and the addition of a cloakroom. The heating zones and hot water system can be independently controlled manually or by wifi via a mobile phone app. The property was completely re-wired and re-plumbed. The views of the valley and Pennal in the distance are breathtaking. The garden is open plan laid to lawn with mature shrubs and partially maintained by Plas Talgarth. The property can be lived in residentially. The property is non standard construction.

The village of Pennal has a primary school and also the extremely popular Riverside pub and restaurant. Plas Talgarth with its leisure facilities, restaurant and swimming pool is also within the village of Pennal. Machynlleth is approximately 3 miles and there you can access the mainline railway to Birmingham and Aberystwyth and also all major amenities including supermarket, dentist, doctor, leisure centre and high school. The coastal village of Aberdovey is only 6 miles away.

The property comprises half glazed door and side panels to;

LOBBY

Tiled floor, built in cupboard with hanging rail, fitted seat with storage under, glazed door to;

LOUNGE 5.17 x 3.50

Bay window to front with stunning views, laminate floor, wall mounted panel heater, open to;

KITCHEN/DINER 4.80 x 3.86

Window to rear, half glazed door to side, base and wall units, laminate work top, stainless steel sink and drainer, built in oven, induction hob and extractor over, integral dishwasher; washing machine and fridge/freezer, tiled floor.

CLOAKROOM

W c, wash basin, extractor, tiled floor.

Off lounge, glazed door to;

INNER HALLWAY

Access to loft, wifi controls for immersion heater, towel rail and under floor heating.

BEDROOM 1 3.49 x 3.34

Window to front, wall mounted panel heater, laminate floor.

BEDROOM 2 4.20 x 3.09

2 windows to rear, wall mounted panel heater, laminate floor.

SHOWER ROOM 3.10 x 1.98 inc built in cupboard. Window to rear, walk in cubicle with overhead and hand held shower, vanity wash basin with led mirror over, wall mounted cupboard with shaver/toothbrush point, tiled floor, part tiled walls, heated towel rail, built in airing cupboard housing hot water cylinder and slatted shelving.

OUTSIDE FRONT AND REAR

Laid to lawn with mature planting, communal parking.

TENURE Freehold

ASSESSMENTS Band C

SERVICES Mains water, electricity, mains drainage are connected.

WHAT3WORDS: dabled.daisy.cosmic

Viewing by appointment only with Welsh Property Services. Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. 01654 710 500 - info@welshpropertieservices.com

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