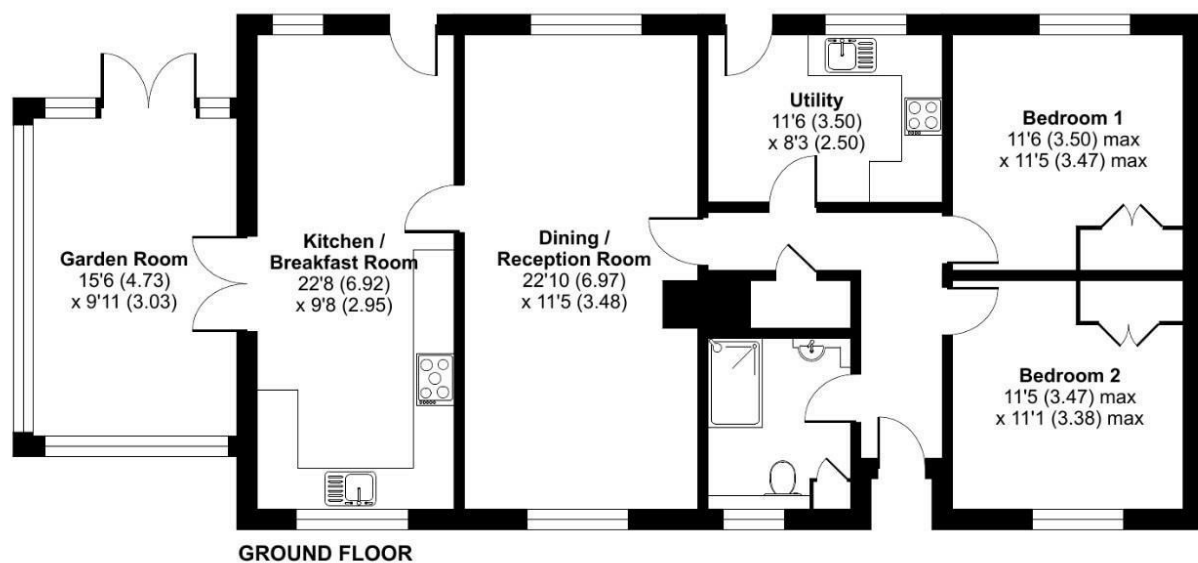


FOR SALE

The Bungalow, Aberangell, Machynlleth, Gwynedd, SY20 9NF

Approximate Area = 1212 sq ft / 112.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1300436



FOR SALE

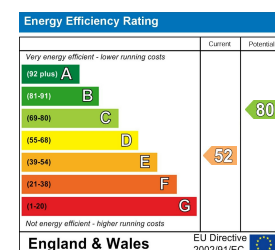
Offers in the region of £290,000

The Bungalow, Aberangell, Machynlleth, Gwynedd, SY20 9NF

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Situated in Snowdonia National Park, this well presented two double bedroom detached bungalow has been extended by the current owners and comprises entrance hall, lounge with multi fuel stove, Kenton Jones fitted kitchen/diner, garden room with vaulted ceiling and glazed elevation, utility room, two double bedrooms with built in wardrobes and shower room. The property benefits from double glazing, electric heating, ample off road parking for four cars, generous rear garden and has under floor heating in the kitchen, shower room and garden room. This property is offered for sale with no onward chain.



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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01938 555552





1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Well presented two double bedroom detached bungalow
- Situated in Snowdonia National Park with views along the valley
- Extended by the current owners including Kenton Jones fitted kitchen/diner and garden room with vaulted ceiling
- Under floor heating in the kitchen, shower room and garden room
- The property benefits from double glazed, electric heating, ample off road parking and generous rear garden
- Offered for sale with no onward chain

Frosted glazed entrance door leading into

Entrance Hall

Storage heater, smoke alarm, loft access, panel glazed door leading into Lounge, airing cupboard.

Lounge/ Dining Room

Multi-fuel stove set on slate hearth with brick surround, double glazed windows to both front and rear elevation, two storage heaters, BT Fibreoptic point.

Kitchen/ Breakfast Room

Fitted with a range of Kenton Jones shaker style wall and base units with polished granite work surfaces, space for American fridge freezer, recess spotlights, under unit lighting, one and a half bowl stainless steel sink drainer unit, mixer tap, integrated dishwasher, space for range cooker, extractor canopy, loft access, slate tiled floor with under floor heating, double glazed windows to both front and rear elevations, television point, fuse board, frosted glazed rear access door, smoke alarm, double glazed French doors to Garden Room.

Garden Room

Vaulted insulated ceiling, recess spotlights, double glazed windows to front and rear, glazed gable, slate tiled floor with under floor heating, exposed slate work to one wall, double glazed French doors leading to rear garden, television point, two wall light points

Utility Room

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine and tumble dryer, wood laminate floor covering, double glazed window to rear elevation, frosted glazed rear access door, storage heater, tiled splashbacks.

Bedroom One

Double glazed window to front elevation, built-in double wardrobe, storage heater, television point.

Bedroom Two

Double glazed window to rear elevation, built-in double wardrobe, storage heater, television point.

Shower Room

Fitted with a white suite comprising walk-in double shower, wash hand basin set on vanity unit with storage cupboard under, low level W.C., frosted double glazed window to front elevation, tiled floor with under floor heating, tiled walls, electric heated chrome towel rail, shaver point, extractor fan, shelved storage cupboard.

Externally

To the front, the property has gated and gravelled off-road parking to either side of the property with ample space for four cars, outside tap, tarmac parking area, stocked borders, courtesy light, workshop, shed and wood store. To the rear, there is a greenhouse with tap, paved seating area, courtesy lights, steps and pathway leading to higher garden area with large tiered decking entertaining area, summer house with views along the valley, hedge surround, well stocked borders with a variety of shrubs and evergreens.

Agents Notes

This property is offered for sale with no onward chain.

Services

Mains electricity, water and drainage are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Gwynedd Council
Telephone: 01766 771000
The property is in band 'E'

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

Directions

Postcode for the property is SY20 9NF

What3Words Reference is circulate.crops.internet

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com