



4 North Road, Tre'r Ddol
Machynlleth SY20 8PP
Guide price £165,000



For Sale by Private Treaty

A pretty terraced 2 bedroomed cottage with rear garden located in the centre of the village.

4 North Road,
Tre'r ddol,
Machynlleth,
Powys,
SY20 8PP

Situated 9 miles from both Aberystwyth and Machynlleth, Tre'r ddol is a popular village for homeowners, with local amenities of shop/café and public house. Both Aberystwyth and Machynlleth are within comfortable traveling distance, with both having a good range of amenities and secondary schools. Tre'r ddol is a quiet, community centred village, consisting of a variety of traditional and modern homes, with scenic walks nearby.

An open plan ground floor consisting of a kitchen and spacious living room. The kitchen is charming and lengthy with a range of units, as well as a rear door leading to the external back garden with a small, paved patio at the very end.

The living room is spacious and bright, with a large stone fireplace supplemented with a cosy log burner with modern lighting and exposed wooden floor, towards the far corner of the room. The living room has an exposed wood effect floor.

TENURE

Freehold

SERVICES

Mains electricity, water and heating.

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 or sales@aledellis.com

4 North Road provides for the following accommodation. All rooms dimensions are approximate.

FRONT ENTRANCE DOOR TO

OPEN PLAN LIVING AREA

15'5 x 10'6 (4.70m x 3.20m)



A most attractive inglenook fireplace with wooden mantel, multi fuel heating range and feature bread oven. Under stairs storage cupboard, stairs to first floor, laminated floor, night storage heater, windows to fore and rear.



KITCHEN/DINING AREA

15'4 x 9'3 (4.67m x 2.82m)



Base units with fitted electric cooker and hob, appliance space, worktops over, tiled splashback, high level units with extractor fan, single drainer sink unit with mixer tap, laminated floor, window to fore. Door to



Rear porch with door to garden.

FIRST FLOOR ACCOMODATION

Landing airing cupboard, access to roof space, doors to

BEDROOM 1

8'9 x 12 (2.67m x 3.66m)



Night storage heater, part sloping headroom, window to fore.

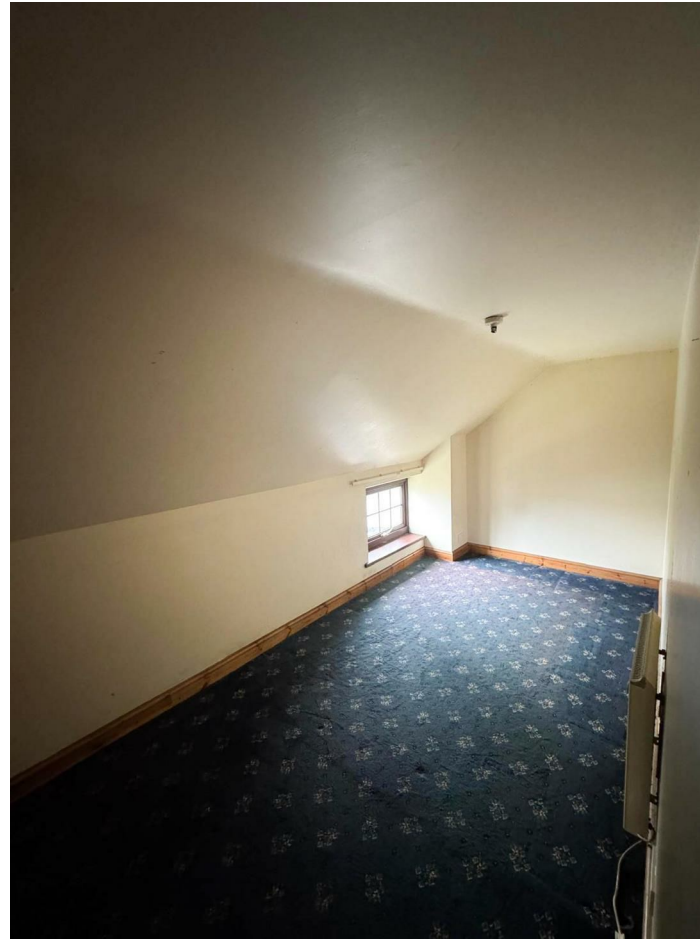


BEDROOM 2

15'5 x 7'2 (4.70m x 2.18m)

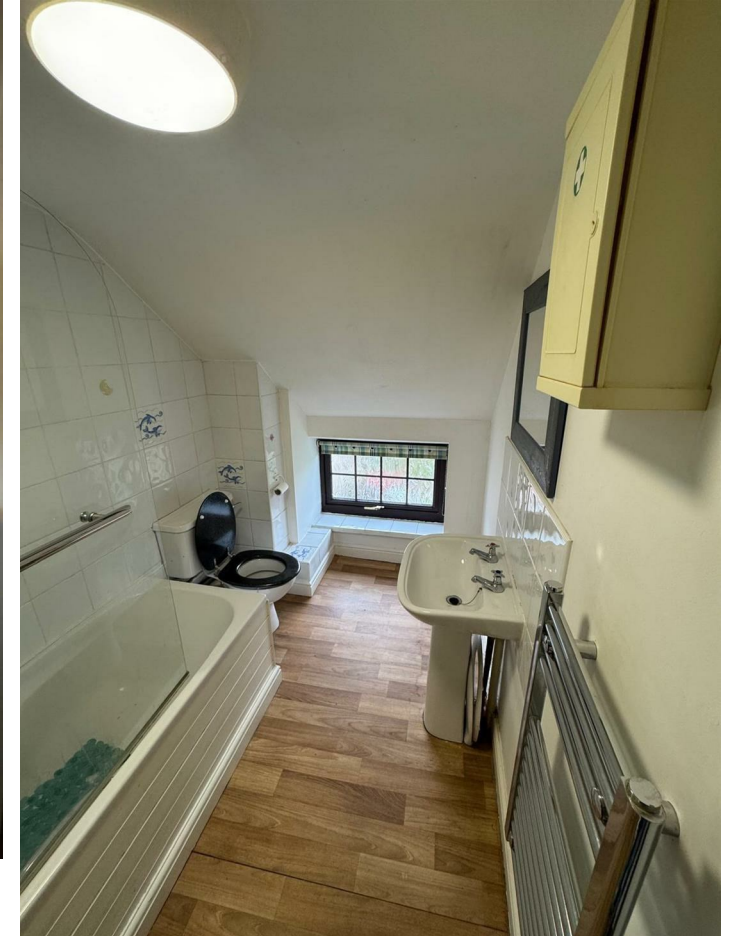


Night storage heater, part sloping headroom, window to rear.



BATHROOM

9'6 x 5'6 (2.90m x 1.68m)



Bath with triton shower over, WC, wash hand basing, heated towel rail, extractor fan, obscured window to rear, part tiled.



EXTERNALLY



Taliesin to Tre'rddol. Turn right into the village and the cottage is on your left hand side just after the public house.

The extended of garden is highlighted in attached photograph. The garden extends down to the trunk road with small paved area and clearly defined boundaries.

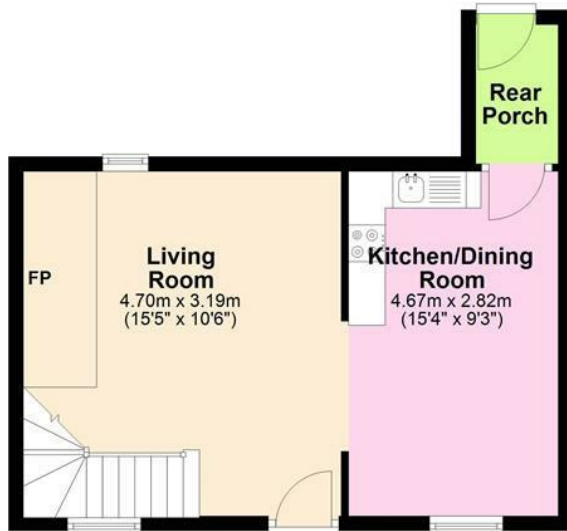
DIRECTIONS

WHAT3WORDS: trial.bordering.forms

Take the A487 trunk road north from Aberystwyth for 9 miles through Bow Street, Tal y Bont and

Ground Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



First Floor

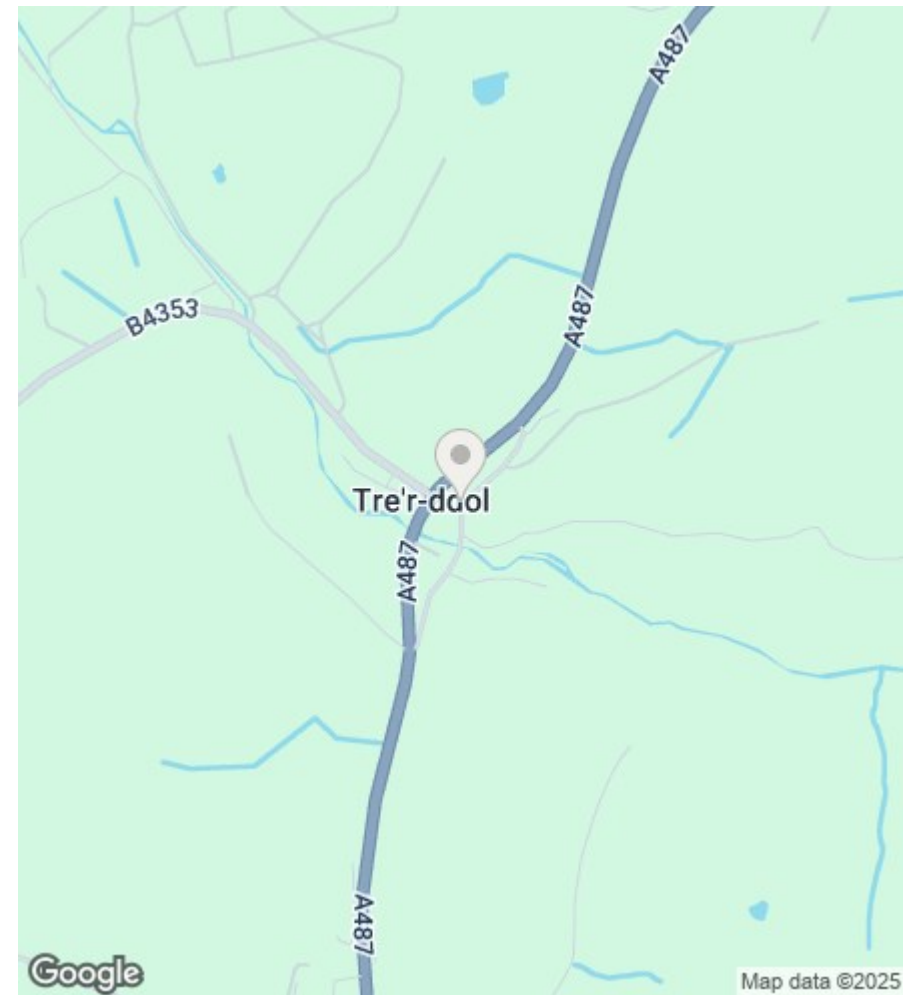
Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 70.7 sq. metres (761.1 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

4 North Road, Trer Ddol, Machynlleth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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