



**Hafod Bach , Furnace
Machynlleth Powys SY20 8PG
Guide price £525,000**



Enjoying a tranquil elevated location with views over the Dyfi Estuary, a stunningly set detached 3 bedrooomed 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.

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

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 up to

Front Entrance Door

Into

Reception Hallway

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

Kitchen Dining Room





Study / Bedroom 3



Living Room



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

Utility 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.

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

Bathroom



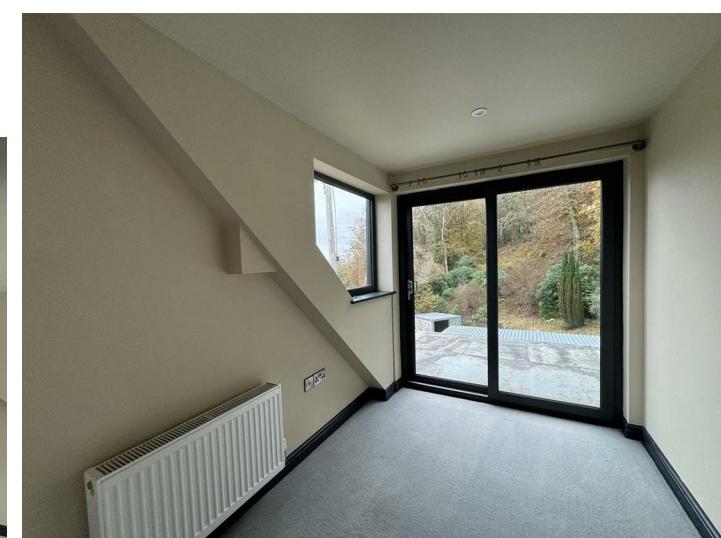
Landing



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

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

Bedroom 1



First Floor Accommodation

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

En Suite



Bedroom 2



Externally



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

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.

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



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

Currently utilised as a garden stores/ work shop.

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

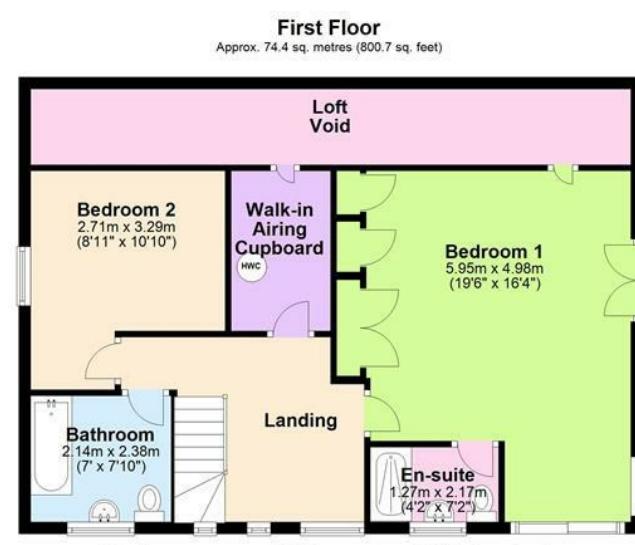
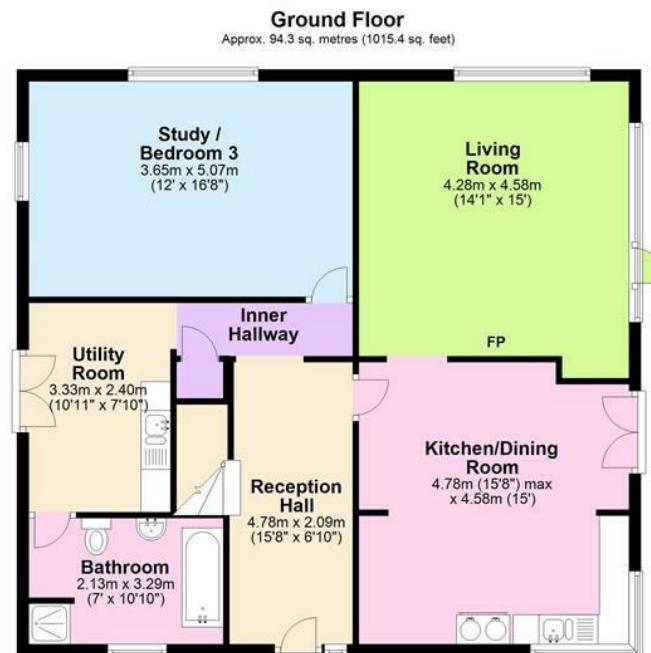
WHAT3WORDS:- shallower.screaming.vacancies

OS Grid Reference: SN68254 94700

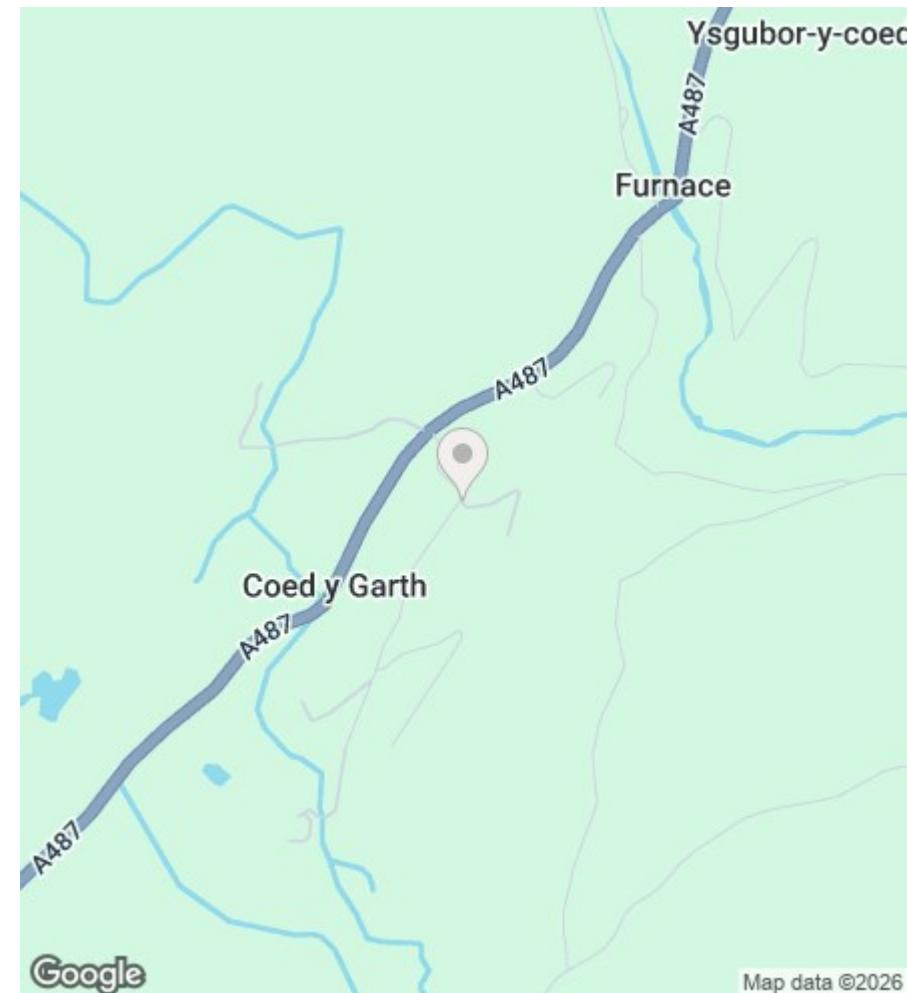
From Aberystwyth take the A487 trunk road north through Bow Street, Tal-y-bont and Tre'r ddol towards Furnace. As you approach Furnace (after S bend) turn right (see arrow directional sign). Take the first track on your left and proceed through the gate up to the property.







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		
(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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