



**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 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.

**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**



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





Study / Bedroom 3



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.



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.

**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



**First Floor Accommodation**



En Suite



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

Bedroom 2



With radiator and window to rear.

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.

Upstairs Bathroom



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

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

WHAT3WORDS:- shallower.screaming.vacancies

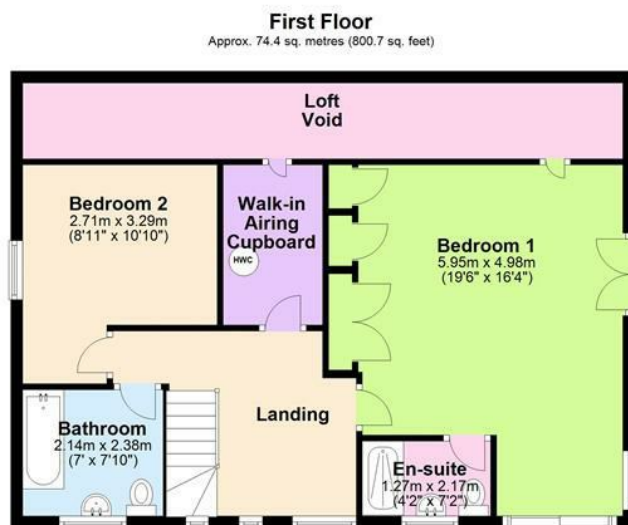
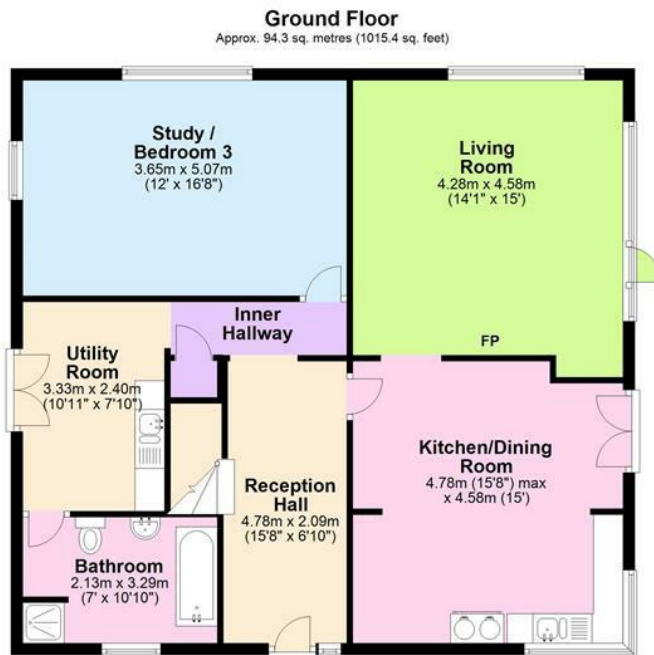
OS Grid Reference: SN68254 94700

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.





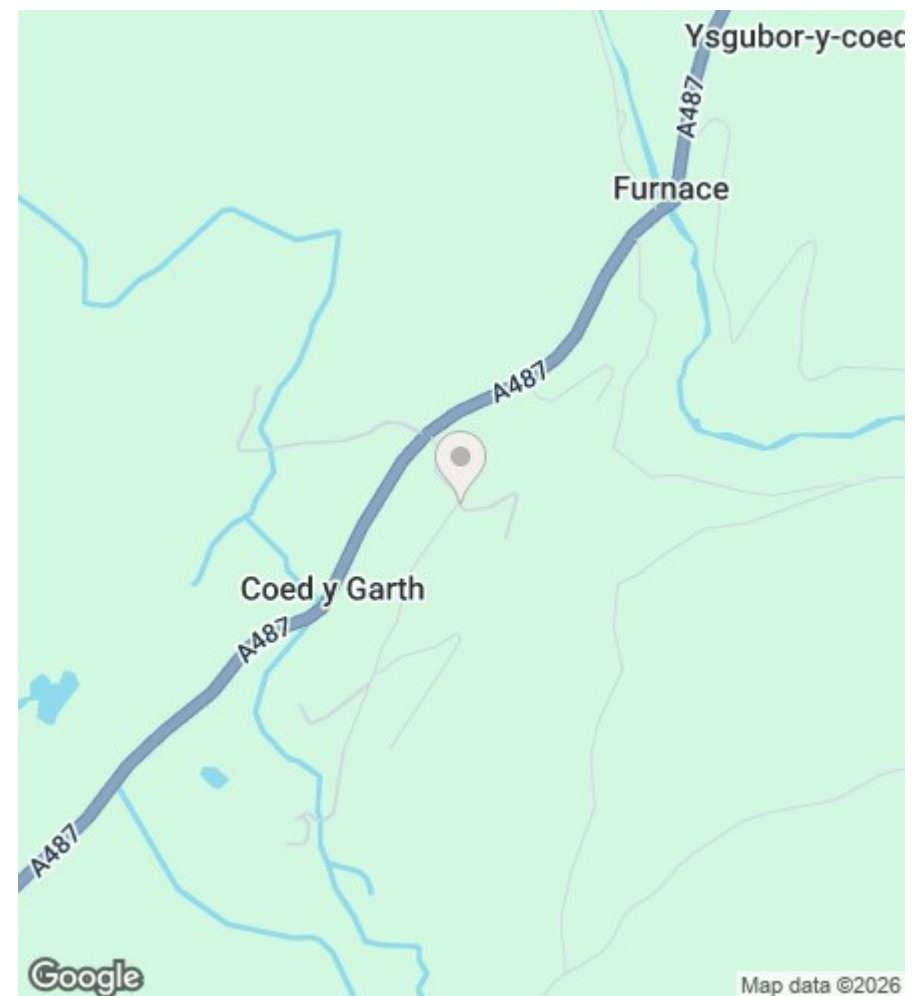




Total area: approx. 168.7 sq. metres (1816.0 sq. feet)

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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com