



Pant Yr Onn , Pennal
Machynlleth Powys SY20 9LE
Guide price £385,000



Situated in an area of outstanding natural beauty a 46 acres hill farm comprising of a detached 2 bedroomed house.

Cwm Maethlon also known as Happy Valley is situated on the southern fringes of the Snowdonia National Park with a short travelling distance of the market town of Machynlleth, Aberdovey and Tywyn. The nearby village of Pennal has a public house and primary school.

This interesting property is slightly elevated and there are views nearby towards the Dyfi Estuary and beyond. The land consists of approximately 12 acres of immediate land/clean pasture with the remainder being an unimproved mountain. The present dwelling was erected in 1904 and provides for two bedroomed accommodation and is in need to modernisation. The old farmhouse (see photograph) has been empty for a considerable length of time. is also ripe for development subject to obtaining planning consents.

There is a vehicular right of way immediately to the side of the property as highlighted on the plan for identification purposes.

BLOCK VIEWINGS

A block viewing will take place on Wednesday the 31st of March 2021. Please call our office number to arrange a time slot. 01970 62 61 60.

BEST AND FINAL OFFERS NOW INVITED BY NOON ON FRIDAY 9TH APRIL 2021.

TENURE

Freehold

SERVICES

Private water and drainage. Mains electricity.

VIEWING

By appointment only through the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 016970 626160 or sales@aledellis.com

Pant Yr Onn provides for the following accommodation. All dimensions are approximate and all images have been

taken with a wide angle lens digital camera. Some images are over land under different ownership.

GROUND FLOOR

Entrance door to

RECEPTION HALLWAY

Stairs to first floor and door to

LIVING ROOM

15'8 x 12'1 (4.78m x 3.68m)



Open tiled fireplace with recess cupboard to each side. Slate floor, night storage heater. Views towards the Dyfi Estuary.

KITCHEN/DINING ROOM

9'7 x 16' (2.92m x 4.88m)



Oil Rayburn (not tested). Single drainer sink unit. Base and eye level unit. Door to rear and window to side with rural views. The stairs to the lower ground floor have been removed.

DOWNSTAIRS WC

FIRST FLOOR

Landing with night storage heater.

BEDROOM 1

11'4 x 9'6 (3.45m x 2.90m)



Airing cupboard and wardrobe cupboard, night storage heater.

BEDROOM 2

13'3 11'4 (4.04m 3.45m)



Night storage heater, views towards the Dyfi Estuary.
Exposed wooden floor.

SHOWER ROOM



Wc, pedestal wash hand basin. Exposed wooden floor and fan heater.

EXTERNALLY

LOWER GROUND FLOOR

FORMER PANTRY

9'1 x 19'1 (2.77m x 5.82m)



Restricted head room.

FORMER WASH HOUSE /UTILITY ROOM

9'9 x 10' (2.97m x 3.05m)

Former bread oven.

FORMER TRADITIONAL FARMHOUSE

17'6 x 16'7 (5.33m x 5.05m)



Former inglenook

ATTACHED TRADITIONAL COWSHED

10' x 16' (3.05m x 4.88m)



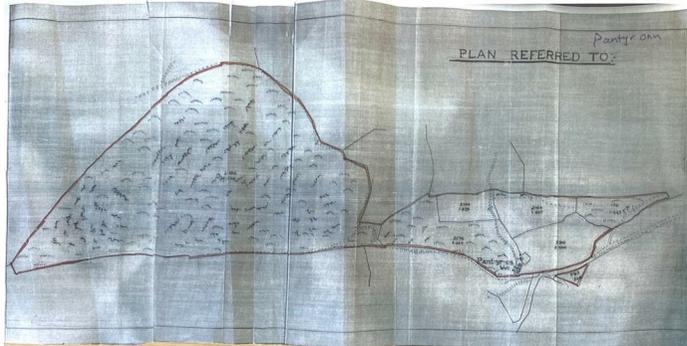
LOOSE BOX

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

FORMER PIG STYS AND FORMER WC

No photograph available/

THE LAND



(see plan for identification purposes)

The land amounts to 46 acres or thereabouts. About 12 acres of mainly clean pasture is situated immediately to the rear of the homestead. This land is well sheltered and some is capable of being cropped. There is a small paddock on the other side of the council road. The remaining area some 34 acres is unimproved mountain/sheepwalk.

PANT YR ONN
CWM MAETHLON
PENNAL
MACHYNLLETH

BOTTOM LAND

Enclosure No	Area
2176	4.554
2164	1.279
2163	1.957
596	2.520
176	1.443
595	.229
Area	11.982

MOUNTAIN

2166	34.309
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Total Area 46.291 acres

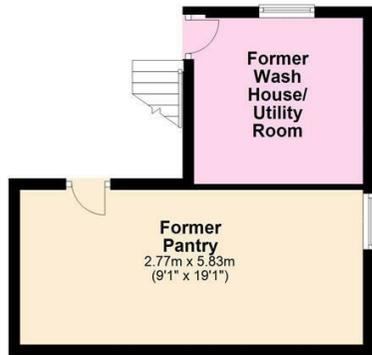


DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north for 19 miles through Machynlleth to Dyfi Bridge. Turn left on to the A493 Tywyn road and proceed for 3 miles through the village of Pennal to Vwrt. At Cwrt turn right to Happy Valley. Proceed for about a mile and the property is on your right hand side. Os Grid Ref SN669089983.



Lower Ground Floor



Ground Floor



First Floor

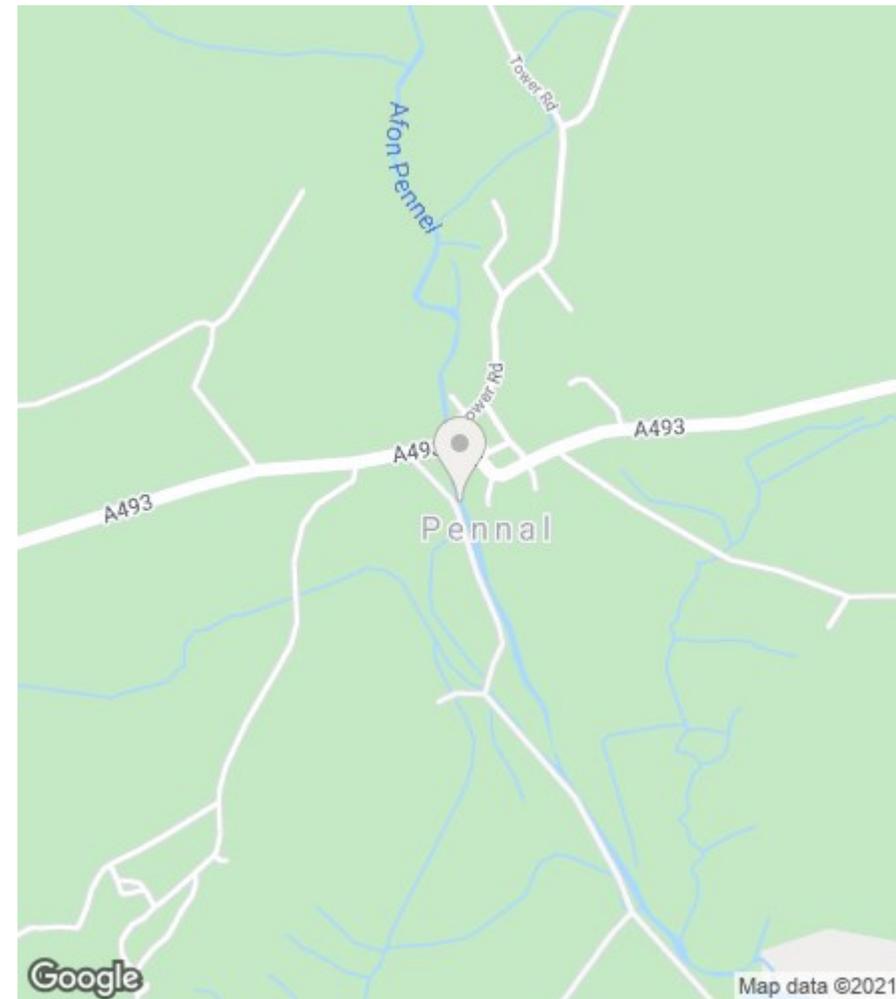


Total area: approx. 111.7 sq. metres (1202.6 sq. feet)

The Floor plans are for guidance only.

Plan produced using PlanUp.

Pant Yr On, Pennal, MACHYNLLETH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		13	
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			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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