

Felindre Farm Tower Road, Pennal
Machynlleth Powys SY20 9DP
Guide price £485,000

ALED ELLIS

For Sale By Private Treaty

Enjoying a slightly elevated location on the edge of the village, a 15 acres smallholding comprising of a detached 3 bedroomed bungalow, useful modern outbuildings and clean pasture.

FELINDRE FARM
TOWER ROAD
PENNAL
MACHYNLLETH
POWYS
SY20 9DP

This desirable smallholding enjoys panoramic views over the village and beyond and is registered with the Land registry under the Title Number – CYM560172 – see attached.

The bungalow provides for 3 bedroomed accommodation (see floor plan) and has ample room for an extension if so desired subject to the necessary planning consents. Externally in addition to the detached garage there is a range of modern multipurpose outbuildings for stock management and storage.

The land is mainly south facing and mainly down to pasture with an area of woodland. The land rises from approx. 20 metres above sea level to about 70 metres above sea level on the Eastern boundary.

The village of Pennal is located on the edge of the Dyfi Estuary on the Southern fringe of the Snowdonia National Park. There is a primary school and Public house at the village in addition to places of Worship. The market town of Machynlleth is some 3 miles travelling distance providing a good range of amenities to include a secondary school.

The former fishing village of Aberdyfi and the hamlet of Tywyn are but a short travelling distance further inland.

TENURE
Freehold

SERVICES
Private Water and drainage. Mains Electricity. Part solid fuel central heating (Rayburn) and some electric heaters.

COUNCIL TAX
Band D

MONEY LAUNDERING REGULATIONS
Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

VIEWING
Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com



Felindre Farm provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

FRONT ENTRANCE DOOR TO

PORCH
with glazed entrance door to

RECEPTION HALLWAY



with tongue and groove pine ceiling, airing cupboard, cloak cupboard and radiator. Doors to

LIVING ROOM
12'9 x 12'3 (3.89m x 3.73m)



with sliding doors to patio with fine rural views. Fireplace with wood burning range on a slate hearth. Tongue and groove pine ceiling. 2 windows to side. Wall lights.

KITCHEN/ DINING ROOM
12'2 x 12'8 (3.71m x 3.86m)



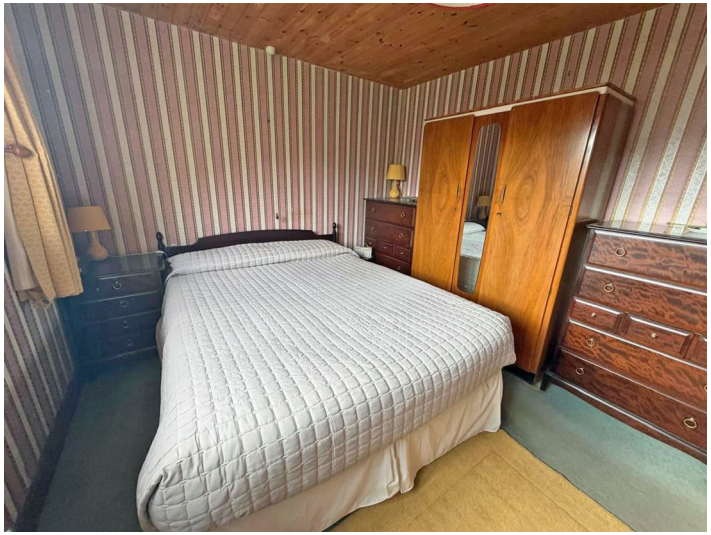
comprising single drainer sink unit with mixer tap. Base units with appliance spaces with worktops over. Eye level units and tiled splash backs. Part tiled floor. Tongue and groove ceiling, solid fuel Rayburn which heats the hot water and some radiators. Plumbing for automatic washing machine, window to fore and side with fine views over the village and beyond. Door to covered porch.

BEDROOM 1
12'9 x 7'9 (3.89m x 2.36m)



with slimline electric heater and window to side.

BEDROOM 2
12'5 x 9'3 (3.78m x 2.82m)



with window to rear.

BEDROOM 3
12'7 x 9'8 (3.84m x 2.95m)



with window to rear.

BOX ROOM/ OFFICE
5'4 x 4'6 (1.63m x 1.37m)
with shelving.

BATHROOM
8' x 7'8 max (2.44m x 2.34m max)



comprising wc, wash hand basin, bath with shower and screen. Fully tiled, extractor fan and obscured window to side.

EXTERNALLY
Vehicular access to hard standing and

DETACHED GARAGE
15'8 x 10'4 (4.78m x 3.15m)
with power connected and window to side.

ATTACHED WOOD STORE

FRONT PAVED PATIO AREA
with garden sheds.

STATIC CARAVAN

DOG KENNELS

LOOSE BOXES

ATTACHED OUTBUILDING
18' x 25' (5.49m x 7.62m)
for general purpose.

3 BAY SHEEP SHED
18' x 40' (5.49m x 12.19m)

3 BAY SHED
24' x 45' approx (7.32m x 13.72m approx)
with lean to together with a further

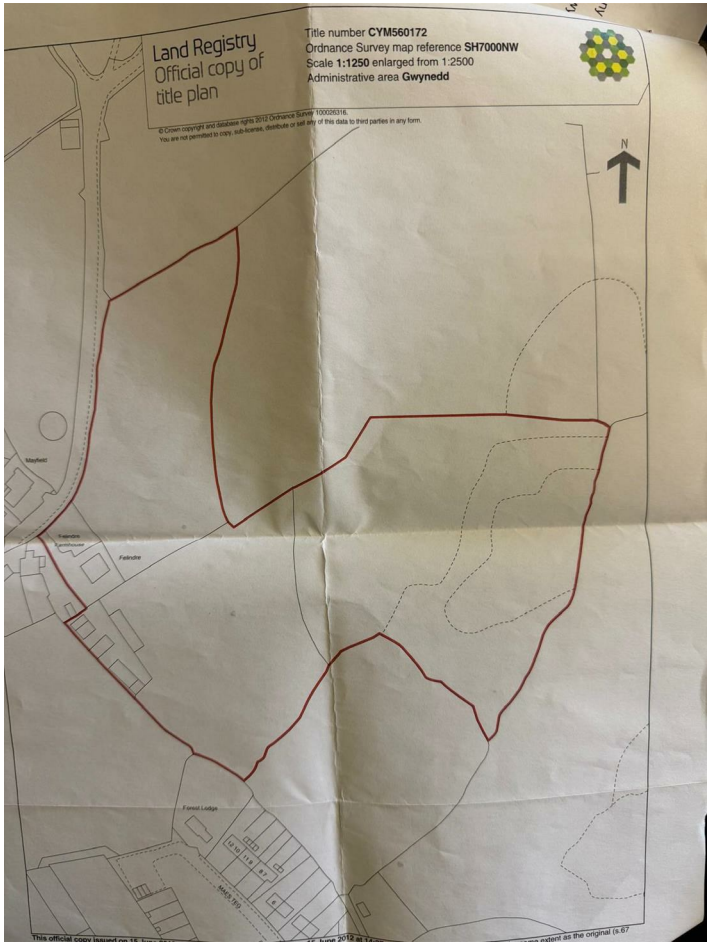
LEAN TO GARAGE
24' x 15' (7.32m x 4.57m)

SHEEP HANDLING PENS

THE LAND



The land in total amounts to 15 acres or thereabouts and is located to the rear of the homestead. The land is divided into 3 enclosures which is sloping in nature.



DIRECTIONS

WHAT3WORDS – liquids.kiosk.rating

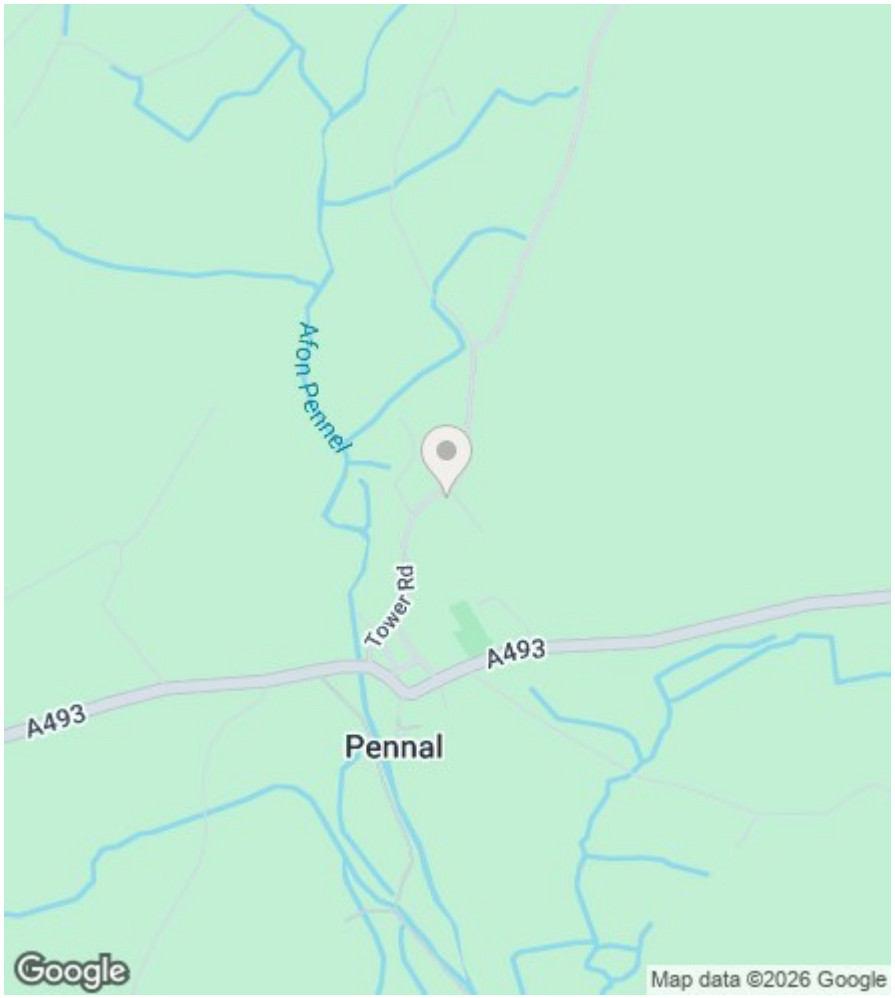
From Aberystwyth take the A 487 trunk road North for approximately 19 miles through to Machynlleth (over new bridge) before turning left towards Tywyn (signposted) onto the A493 road. Proceed for 3 miles to Pennal, turn right just after the Public House on your left and Immediately before the bridge. Proceed up through the village and Felindre Farm is the last property on the right-hand side.

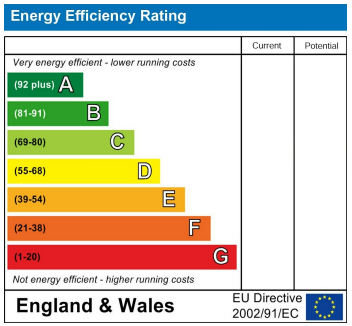


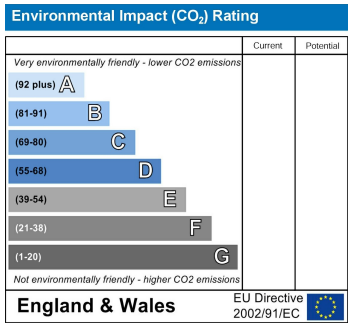












16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com