



8 Daulwyn , Llanwrin
Machynlleth Powys SY20 8QJ
Guide price £235,000



A commodious detached 4 bedroomed bungalow in an elevated location with far reaching views to the rear.

The bungalow forms part of a development of similar properties enjoying superb views to the rear over the upper reaches of the Dyfi Valley. The market town of Machynlleth is within a short travelling distance, the town having a good range of amenities to include a Secondary School. The Snowdonia National Park is also but a short travelling distance to the North.

We believe that Bryn Bwthyn was once 2 dwellings and as such provides for spacious family accommodation as highlighted on the attached floor plans. The property benefits from oil fired central heating and has off road parking to the side.

Tenure

Freehold

Services

Mains services are connected.

Council Tax

Band E

Viewing

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

Glazed entrance door with glazed side panel to;

Front Porch

Recessed shelved cupboard and glazed entrance door to

Reception Hallway

Recess cupboard, door to rear porch with door to rear and doors to;

Large Living / Dining Room

18'3 x 21'6 max I shaped (5.56m x 6.55m max I shaped)



Brick fireplace with room heating range. Patio doors and window to rear with fine views over the surrounding countryside. Radiators, feature exposed beams serving hatch and wall lights.



Kitchen

18'1 x 11'1 max (5.51m x 3.38m max)





1.5 bowl sink unit with mixer tap. Comprehensive range of base and eye level units with appliance spaces and built in electric double oven and 5 Ring Gas Hob. Extractor fan tiled splashbacks and feature beams. Radiator. Door and window to rear. Door to

Utility Room

5'4 x 10' (1.63m x 3.05m)



Base and eye level units , freestanding oil fired central heating boiler. Window to fore.

Bedroom 1

10'4 x 16'1 (3.15m x 4.90m)



Bedroom furniture, 2 radiators, wall lights and windows to fore Door to

Ensuite Shower Room

4'7 x 9'2 (1.40m x 2.79m)



WC, shower cubicle and washbasin, full splashbacks. Radiator,

To the right of Reception Hallway

Inner Hallway with radiator 2 cupboards and doors to

Bedroom 2

10'5 x 10'5 (3.18m x 3.18m)



Bedroom furniture, radiator and window to fore.

Bathroom

7'8 x 6'5 (2.34m x 1.96m)



WC, Bath with Triton shower over and screen, Pedestal washbasin. Radiator, heated towel rail, extractor fan and obscured window to side.

Bedroom 3

10'4 x 10'6 (3.15m x 3.20m)



Bedroom furniture, radiator and window to side.

Bedroom 4

8'9 x 13'6 (2.67m x 4.11m)



Door to rear garden, windows to rear and side.
Radiator

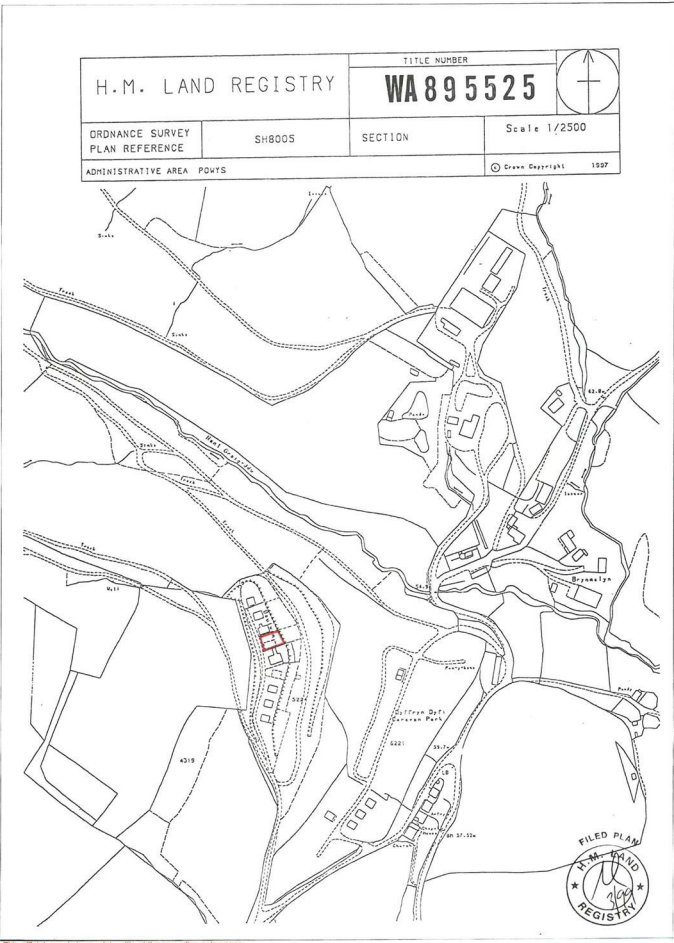
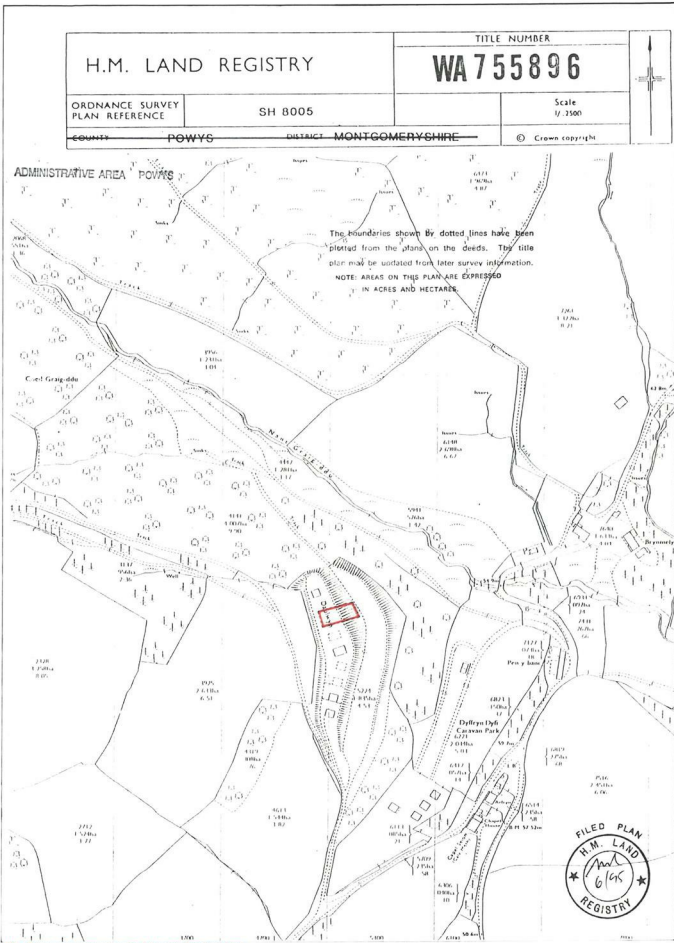
Externally



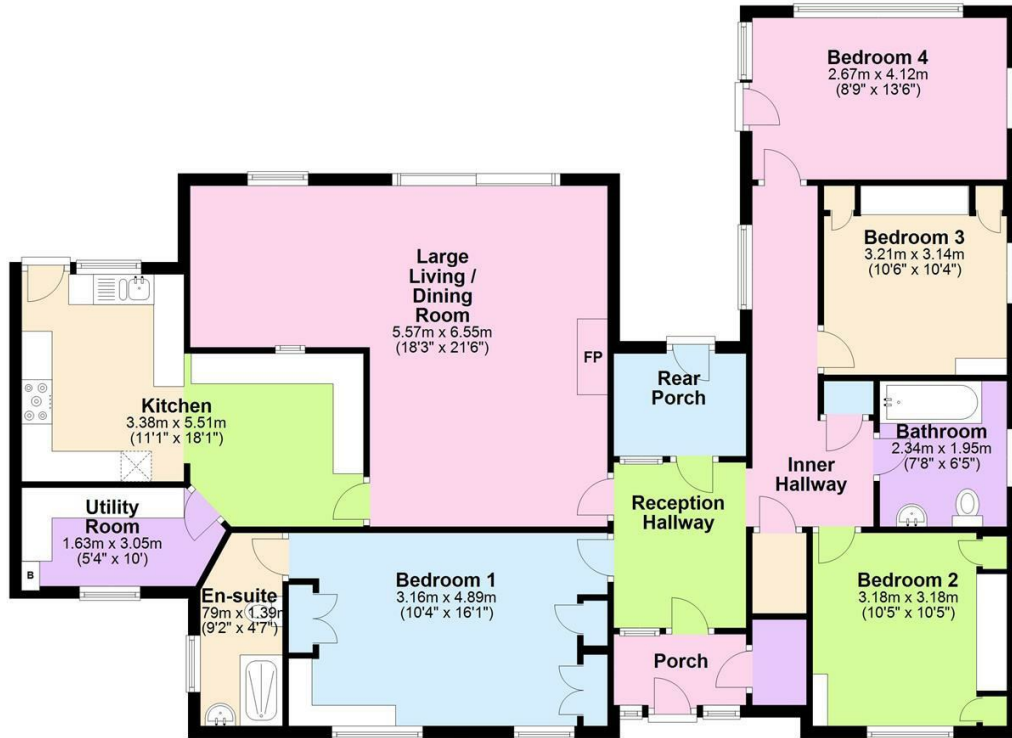
Vehicular / Hardstanding to side. Side lawned garden. Rear area further garden with an abundance of shrubs and pleasant outlook over open countryside.

Direction OS Grid Reference SH80607 05273

From Aberystwyth take the A487 trunk road North to Machynlleth. At the clock tower turn right on to the A489 Trunk Road and proceed through Penegoes to Cemmaes Road. Turn left as you enter the village on to the B4404 Llanwrin Road. After about ½ a mile turn right (follow the signs for Dyfi Valley Shooting Ground). After about ½ a mile turn left towards the shooting ground. At the entrance to the site (on bend) keep to your right and the lane to No 8 is the second on your right..



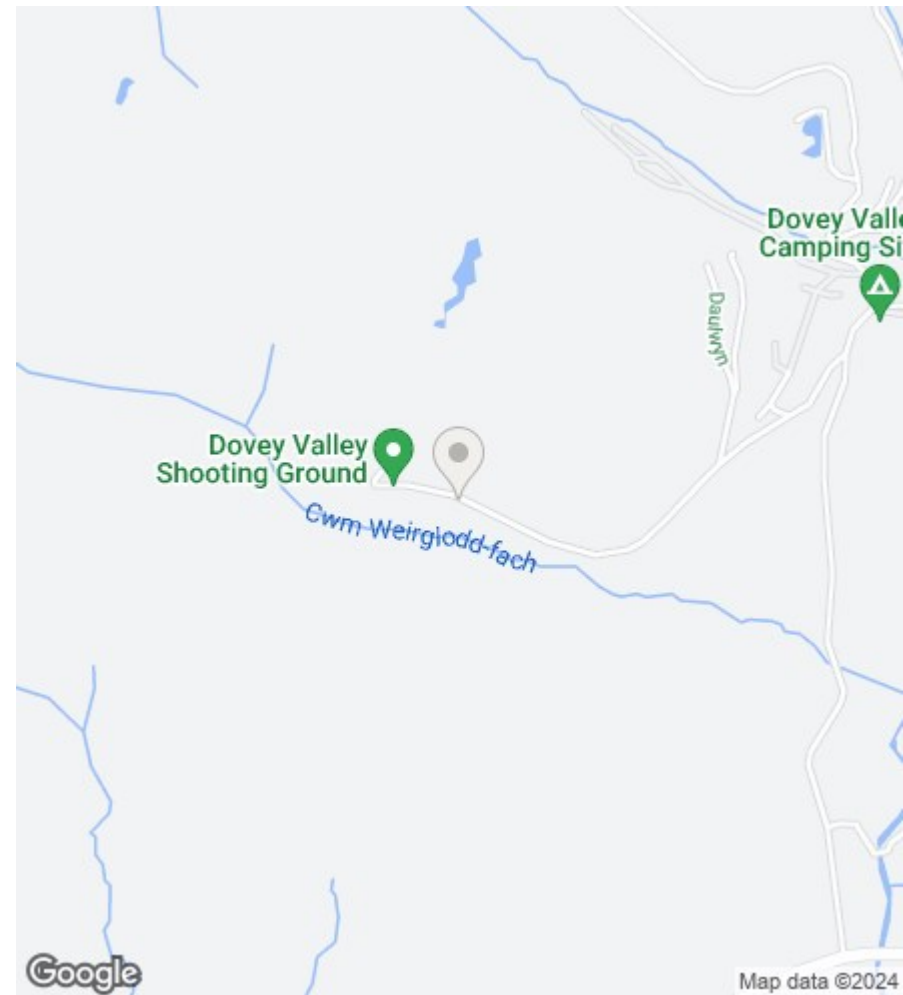
Ground Floor
Approx. 132.5 sq. metres (1425.8 sq. feet)



Total area: approx. 132.5 sq. metres (1425.8 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Bryn Bwythyn, 8 Daulwyn, Llanwrin, Machynlleth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	74
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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