



1 Bedroom Mid Terraced Cottage
4 Tanyfoel, Eglwys Fach
Machynlleth, SY20 8SY

ASKING PRICE: £147,500
www.iestynleyshon.com



4 Tanyfoel, Eglwys Fach, Machynlleth, SY20 8SY

This is an excellent opportunity of purchasing a freehold traditional cottage sympathetically refurbished to provide a comfortable cottage of character. The cottage is open plan lounge which leads to the deep kitchen/Dining room with stairs to first floor and door to outside rear garden. The first floor offers a spacious main bedroom with old bedroom fire grate. Shower room with cubicle wash hand and WC. The village of Eglwys Fach lies some 5 miles distance to the Market town of Machynlleth which offers a comprehensive range of everyday amenities with public transport. The University town and seaside resort of Aberystwyth lies some 11 miles south and offers excellent social educational and shopping facilities with public transport to all parts.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The Michelin starred restaurant and hotel, Ynyshir, is located just outside the village. Ynys-hir RSPB reserve is a nature reserve situated beside the Dyfi estuary. The property is built of solid stone walls which support a pitched roof laid with natural slate. The property is well presented and is currently offers Airbnb accommodation.

Ground Floor

Part glazed front entrance door leading to:

Lounge 4.12m x 3.89m

With window to front. Solid fuel stove fire with slate hearth Two twin power points Television point. Laminate floor covering.

Kitchen/Dining Room. 4.67m x 2.92m

With part glazed door to rear and velux roof window adding natural light. Range of modern fitted units comprise of Five base cupboards Worktops incorporating single drainer sink. Three drawer cupboards Five twin power points. Cooker control with power point. Ceiling lights. Stairs to first floor.

First Floor

Approached by turn style stair case to landing with doors to:

Bathroom

With shower cubicle with electric shower unit. Low flush WC, Pedestal wash hand basin. Electric towel radiator. Extractor fan Velux roof window adding natural light. Access hatch to loft space.

Linen Cupboard

With ARISTON electric hot water heater

Main Bedroom 4.12m x 3.09m

With window to front. feature bedroom fire grate. Two twin power points Television point BT Extension point.

Outside

To rear: Raised garden mainly laid to lawn with natural landscaping.

Services

Mains electric and Water. Private drainage. Partial heating by way of night storage heaters. Council tax Band C.

General

The property is well presented and offers good size accommodation being ideal for couples of all age groups. The location is suitable for those who enjoy the natural beauty of the surrounding area and wish to spend their spare time walking the hills and other outdoor activities. For further information please contact Iestyn Leyshon on 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

