

# Legal 2 Move

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*9 Poplar Terrace, Machynlleth, SY20 8BY*





**THE PROPERTY COMPRISES:**

- **LOUNGE WITH WOODBURNER**
- **DINING ROOM**
- **KITCHEN**
- **REAR PORCH / UTILITY**
- **THREE BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOFT STORAGE**
- **REAR PATIO GARDEN WITH BLOCK BUILT STORE**
- **PARKING**
- **PRIVATE LOCATION, OFF THE TOWN CENTER AND CLOSE TO ALL AMENITIES**

**Freehold.**  
**Guide Price £198, 000**

*This is a superb, refurbished, three bedroom cottage of character, internally designed for modern day living. A property ready to be enjoyed without the additional cost of improvements. The dwelling is deceptively spacious and benefits from having a lounge with wood burner, and separate dining room. Double glazed and with gas central heating, the gas combi boiler was fitted 2 years ago. The current owners have had the chimney rebuilt and a new roof to the kitchen. The cottage is delightful with attention to detail given to the internal design and fittings. An enclosed, private, low maintenance patio garden, with garden store, is a bonus to those who love Al Fresco dining. There are rear views across to the forestry and parking to the front of the property. This is an opportunity for a young family seeking a property in a desirable location or to those seeking the space and opportunity to work comfortably from home.*

*This popular market town, with main line railway station close-by, is popular for music festivals, individual shops, art galleries and antique shops. Annual events include the Comedy Festival, hosted by popular national celebrities, Dyfi Enduro, for those keen cyclists and the Sion Wyn 7's Rugby competition*

A member of



**Location**

Poplar Terrace is located off Penrallt Street and left into the 'Garsiwn' (between the Delicatessen and Major and Evans, Accountants). Turn left at the bottom of the Garsiwn, Poplar Terrace is a private road of neighbouring properties with no through traffic and less than 100m from the High Street and nature walks. Our 'For Sale / Ar Werth' sign is displayed.

**Description**

Mid terrace, three bedroom cottage of character. Of traditional construction surmounted by a slate pitch tiled roof. Entrance is via a upvc double glazed door which leads into ~

**Lounge (Front) 12' 9 x 12' 8 (3.89m x 3.86m)**

Neutral décor and beech effect laminate floor. The chimney breast has recess book shelving and houses a cast iron wood burner with slate hearth. The wood burner is a 5kw 'Charnwood Cove One' and was fitted by 'Stoves and Stuff' in 2008. Radiator, power points and double glazed window to front elevation. Door way leads to the dining room and a latch door leads to a red, newly installed staircase leading to the first floor.

**Dining Room (Rear) 12' 8 x 12' 8 (3.86m x 3.86m)**

Neutral décor and beech effect laminate floor. Two single wall lights and feature papered wall. Feature fire surround with marble inset, hearth and gas, coal effect fire. Radiator, power points and concealed gas meter and electric consumer unit. Door to under-stairs storage cupboard and double glazed window to rear elevation, overlooking the utility. Glazed door leads into~

**Kitchen (Rear) 10' x 7' 7 (3.05m x 2.31m)**

New rubber roof fitted in 2020. Neutral décor and ceiling down lights. Ceramic tiled floor and partially tiled walls. Sage fitted kitchen comprising base units, drawers and ample wall cupboards. Complementing work tops and Stainless steel sink and drainer. Stainless steel gas cooker with externally vented extractor hood. Radiator, power points, plumbing for washing machine and dishwasher. Double glazed window to rear elevation and glazed door leading into ~

**Porch / Utility (Rear) 5' 7 x 4' 2 (1.70m x 1.27m)**

Neutral décor and ceramic tiled floor. Wall shelving and power points. Double glazed door to rear patio.

**First Floor Landing 7' 7 x 5' 4 max. (2.31m x 1.63m)**

The current owners both work from home and two of the three bedrooms are used for that purpose. The landing is spacious with a feature, recessed archway. Neutral décor, newly installed light oak effect laminate floor and ceiling inset down lighting and power points. Access to loft space.

**Loft**

Easily accessed from the landing via a sturdy pull-down ladder with insulated hatch. Spacious floored loft with extensive usable space. Lighting, wall hooks and 300mm insulation thickness.

**Bathroom (Rear) 7' 1 x 6' (2.16m x 1.83m)**

Modernised and fully refitted in 2017. Neutral décor, fully tiled walls and grey ceramic tiled floor. Modern white suite comprising pedestal wash hand basin with lighted LED demisting wall mirror over and close coupled w.c. Extra large panelled bath with folding shower screen and chrome Grohe thermostatic shower, fed direct from the combi boiler. Extractor fan, heated towel rail and double glazed window with obscure glass and slate sill to rear elevation.

**Bedroom 1 (Rear) 9' 7 x 9' (2.92m x 2.74m)**

Presently used as an office which would appeal to those working from home. Neutral décor and newly installed, light oak effect laminate floor. Radiator, power points and double glazed window to rear elevation with views extending across to forestry.

**Bedroom 2 (Front) 8' 10 x 7' 8 (2.69m x 2.34m)**

Presently being used as an office. Neutral décor newly installed and light oak effect laminate floor. Recess storage /shelving, radiator and power points. Double glazed window to front elevation.

**Master Bedroom 3 (Front) 12' 8 x 8' 10 (3.86m x 2.69m)**

Neutral décor and newly installed light oak effect laminate floor. Double built-in wardrobe, radiator and power points. Double glazed window to front elevation.

**ALL SIZES ARE APPROXIMATE**

**Outside**

**Rear**

There is vehicular access to the rear of the property. Privately enclosed and gated, low maintenance paved patio with colourful raised beds. A private outside space for those who love Al Fresco dining. A garden store, with lighting, is housed here. Of block construction, with painted elevations, surmounted by a corrugated roof. Views from the patio garden extend across to forestry in the distance.

**Garden Store** 5' 9 x 7' 5 (1.75m x 2.26m)

**Front**

Communal parking area opposite the property.

**Side**

There is a gated side entry with access to the rear of the property, this is shared with the adjoining cottage to the right.

ALL SIZES ARE APPROXIMATE

**Guide Price** £198, 000

**Tenure** Freehold

**Council Tax Banding** C

**Local Authorities** Powys County Council

**Water** Hafren Dyfrdwy.

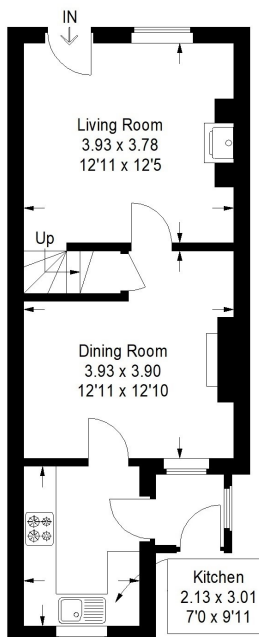
**Services** Mains gas, electricity, water and drainage connection.

**Viewing** Strictly with Legal 2 Move, Trefeddyg, High Street, Tywyn, Gwynedd LL36 9AD.  
Tel. 01654 712218 or at 9 Penrallt Street, Machynlleth, Powys, SY20 8AG.  
Tel. 01654 702335.

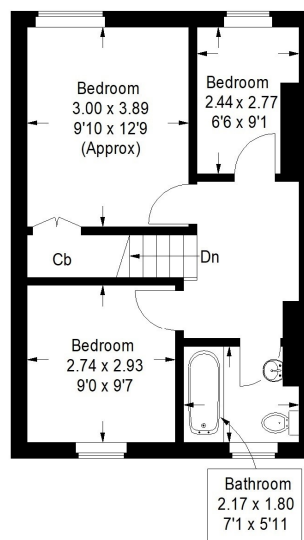
**Agent's Note** The Agents have not tried nor tested any appliances, fixtures, fittings or services and, therefore, cannot verify that they are fit for purpose.

**9 Poplar Terrace, Machynlleth, Powys, SY20 8BY**

Approximate Gross Internal Area  
76.9 sq m / 828 sq ft

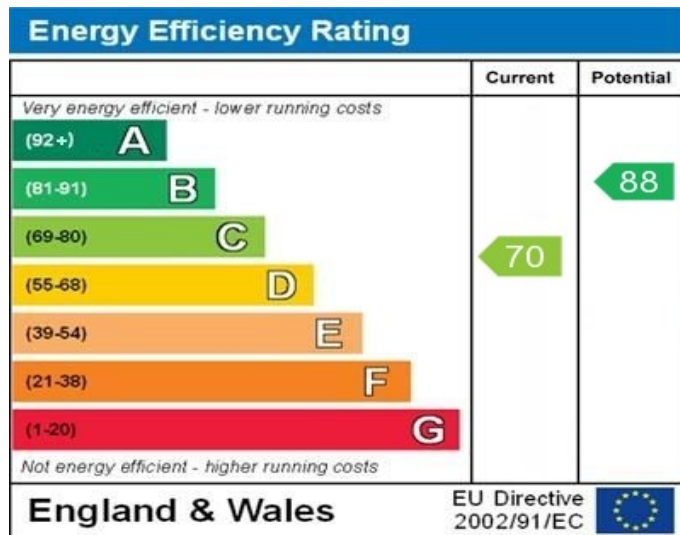


**Ground Floor**  
37.5 sq m / 404 sq ft



**First Floor**  
39.4 sq m / 424 sq ft





MISREPRESENTATION ACT, 1967

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