

John. Francis

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PROTECTED



The Property
Ombudsman



NEW
INSTRUCTION



Llys Einion, Furnace, Machynlleth SY20 8ND

Offers in the region of £195,000

4 Bedroom Character Stone Cottage
Large Garden With Views
Off Road Parking
EER 39

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

A character 4 bedroom cottage in the historic village of Furnace. The property has handsome stonework, slate floors, wood burning stove, bay windows, modern kitchen and bathroom, cellar, off road parking and rear garden with mountainous views. The property does require some updating and on completion will provide a lovely family home. Located in Furnace with spectacular woodland walks in the nearby Artists Valley, situated between the University Town of Aberystwyth being 10 miles South and the Historic market Town of Machynlleth 7 Miles North.

ENTRANCE HALLWAY

Entered via UPVC door, part stained glass door to:

HALLWAY

Stairs leading to first floor, door to rear, stairs to cellar, door to:

LIVING ROOM

16'8 into Bay x 9'11 (5.08m into Bay x 3.02m) Bay window to front, slate flagstone floor, woodburning stove with exposed stone mantle, door to:

DINING ROOM

9'9 x 7'10 (2.97m x 2.39m) Window to rear, opening to:

KITCHEN

13'3 x 6'9 (4.04m x 2.06m) Fitted with a range of base and eye level units, 1 ½ stainless steel sink and drainer, bay window to front, window to side, door to side.

SITTING ROOM

16'8 into Bay x 12'5 (5.08m into Bay x 3.78m) Bay window to front, wooden boarded floor, fireplace, door to:

STUDY

11'7 x 7' (3.53m x 2.13m) Window to rear, wooden boarded floor, door to hallway.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

10'10 x 9'9 (3.30m x 2.97m) Wooden boarded floor, window to rear.

BEDROOM 2

10'11 x 9'9 (3.33m x 2.97m) Wooden boarded floor, window to front.

BEDROOM 3

10' x 9'9 (3.05m x 2.97m) Window to front, wooden boarded floor.

BEDROOM 4

10' 9 '11 (3.05m 0.23m '11) Wooden boarded floor, window to rear.

SHOWER ROOM

Shower in glass enclosure, low level flush W.C., sink hand basin, window to front.

CELLAR ROOM 1

20'2 x 16'6 (6.15m x 5.03m) Opening to:

CELLAR ROOM 2

20'2 x 8'10 (6.15m x 2.69m) Door to rear, Oil fired central heating boiler.

EXTERNALLY

To the fore is a small gravelled garden accessed

via iron gate with hedge to front. To the side of the property is a parking area for 3 cars accessed via timber gates land leading to rear lawned garden with distant mountainous views.

SERVICES

Mains water, mains electric, private drainage.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisAber or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

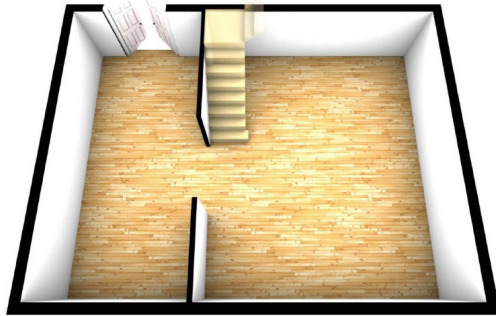
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

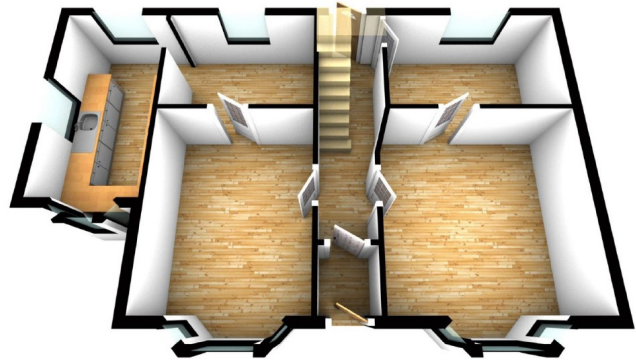
DIRECTIONS

Aberystwyth proceed north along the A487 for approximately 10 miles to furnace, after passing the motor sales garage on the left, the property can be seen on the left denoted by our for sale board.

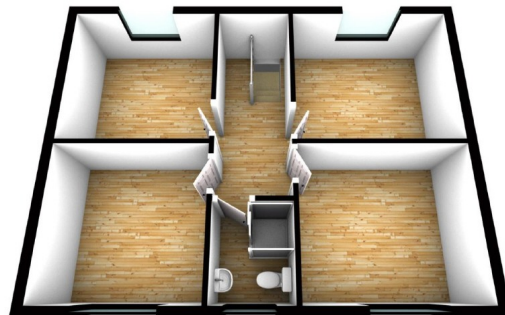
Basement



Ground Floor



First Floor



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