Cae Mawr , Tre'r Ddol
Machynlleth, Powys SY20 8PL
Guide price £355,000

ALED ELLIS

For Sale by Private Treaty

A Grade 2 listed detached 3 bedroomed Farmhouse retaining much of its original features known as

CAE MAWR
TRE'R DDOL
MACHYNLLETH
POWYS
SY20 8PL

The property enjoys a slightly elevated location at the head of a shared tarmacadamed road to the South of the main A487 trunk road near Furnace. There are glorious views from Cae Mawr over the Dyfi Estuary and the Snowdonia National Park (Eryri) and is one of the most appealing properties to be offered for sale in this area in recent years. Externally there is a pleasant garden with the boundaries highlighted on the attached plans.

Local amenities are available at the nearby villages of Tre'r Ddol and Tal y Bont to include general store, primary school and public houses. The University town of Aberystwyth is some 11 miles to the South and the picturesque market town of Machynlleth is 7 miles to the North. These towns offer a good range of retailers and secondary schools. Cae Mawr is also within short travelling distance of the coastal resorts of Aberdyfi, Borth and the RSPB Nature Reserve at Eglwysfach.

TENURE
Freehold

SERVICES
Mains electricity and water. Private drainage. Electric radiators. Fibre broadband. Please refer to Ofcom for Internet Speed and Mobile Coverage by using the following link; www.checker.ofcom.org.uk

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

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.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

Cae Mawr provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide-angle lens digital camera.

GROUND FLOOR

SIDE ENTRANCE DOOR TO

PORCH
3'7 x 7'1 (1.09m x 2.16m)
Slate floor. Glazed entrance door to

KITCHEN/ DINING ROOM
8'8 x 15'1 (2.64m x 4.60m)

Comprising 1 ½ bowl stainless steel single drainer sink unit with mixer tap. Fitted units incorporating a LAMONA electric cooker with LAMONA 4 ring hob over. Concealed dishwasher, worktop, tiled splashback and eye level units. Cooker point, fireplace feature with wooden mantle and surround slate floor. Electric radiator. Window to fore with views over the Dyfi Estuary. Exposed beam ceiling. Window to side. Door to

PANTRY

7'6 x 3'3 (2.29m x 0.99m)

Slate floor and 2 slate cold slabs. Eye level shelving.

LIVING ROOM

12'8 x 15'1 (3.86m x 4.60m)

Inglenook fireplace with woodburning stove, feature bread oven and oak mantle. Exposed beam ceiling, slate floor, electric radiator, two windows to fore with wonderful views over the Dyfi Estuary. Side window and electric radiator.

INNER HALLWAY

Door to side, electric radiator and stairs to first floor. Cupboard housing hot water tank with immersion heater, linen cupboard. Plumbing for automatic washing machine.

BATHROOM
9'1 x 6' (2.77m x 1.83m)

Slate-effect tiled floor with under floor heating. Bath with shower over and screen, WC and wash basin. Heated towel rail, shower point and light. Window to rear.

BEDROOM 1
10'3 x 15' (3.12m x 4.57m)

Window to fore with superb views over the Dyfi Estuary. Electric radiator.

BEDROOM 2
6'8 x 7'6 (2.03m x 2.29m)

Window to fore with superb views over the Dyfi Estuary. Electric radiator.

FIRST FLOOR

LANDING
Recess cupboard. Access to roof space. Folding doors.

BEDROOM 3
8'3 x 15'1 (2.51m x 4.60m)

Window to fore with superb views over the Dyfi Estuary. Feature fireplace. Electric Radiator.

STORAGE ROOM
6'4 x 12'6 (1.93m x 3.81m)

Restricted headroom, window to side.

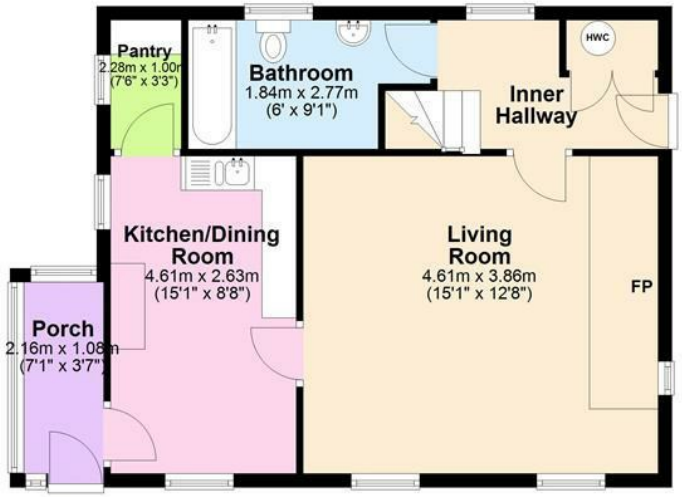
EXTERNALLY (see Land Registry Plan)
Shared tarmacadamed lane to property. Double garage lean-to store/side porch. Garden area to each side of the farmhouse and area of woodland to rear. There is a vehicular right of way through the homestead in favour of the neighbouring landowner.

DIRECTIONS
(What3words: encroach.paying.myths)

OS GRID reference: SN6757194028

From Aberystwyth take the A487 trunk road North for approximately 11 miles through Bow Street, Tal Y Bont, Taliesin and Tre'r Ddol toward Eglwysfach. Turn right ¼ of the mile after the traffic lights, immediately after the farmhouse (also on the right called Ty Hir). Proceed through the gate up to the property.

Ground Floor

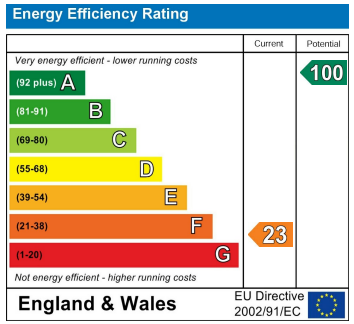


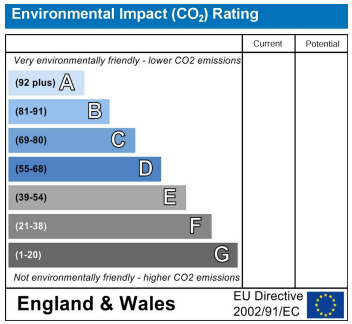
First Floor

Total area: approx. 101.5 sq. metres (1092.9 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Cae Mawr, Trer Ddol, Machynlleth





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