



**Sunnidale , Tre'r Ddol
Machynlleth SY20 8PN
Guide price £485,000**



An eye catching, detached, 4/5 bedrooomed house in a sought after village location with driveway, garage and spacious gardens.

Sunnidale is one of the few large family homes in the village and is well worthy of inspection. The property is in need of some modernisation but has masses of potential to be an outstanding home yet again. The bright and commodious house is positioned on a sizeable plot and has superb internal and external space.

The popular village of Tre'r Ddol which is 9 miles equidistant from Aberystwyth and Machynlleth. Both convenient to all amenities which include food stores, primary, secondary schools and more. Tre'r Ddol is a lovely village with a nice community feel, a public house and a cafe/shop run by the local people. The coastal resorts of Borth and Ynyslas are also nearby.

Tenure

Freehold.

Services

Mains water, electric and drainage. Gas centrally heated.

Council Tax Band

Council Tax Band G.

Viewings

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com

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

Double Front Entrance Door



Into

Reception Hallway



With wooden flooring, under stairs storage cupboard, radiator, stairs to first floor accommodation and doors to

Downstairs WC/Cloak Room

3'11" x 10'2" (1.2 x 3.11)



With WC corner wash hand basin, wall hung vanity cupboard, obscured window to side, radiator and extractor fan.

Living Room

13'3" x 16'4" (4.05 x 4.99)



With wooden flooring, electric feature fireplace and radiator. Windows to fore and side, and doors to

Sun Room

26'9" x 13'0" I shaped maximum (8.16 x 3.98 I shaped maximum)



With wooden flooring, radiator, windows surrounding fore, sides and rear. French doors to external side and rear.

Internal double doors into



Dining Room/Secondary Lounge

13'10" x 14'4" (4.24 x 4.37)



With window to rear and radiator.

From Reception Hallway

Kitchen

12'4" x 11'3" (3.78 x 3.44)



Comprising fitted kitchen with a range of base and eye level units, double gas oven cooking range with gas hobs and extractor fan hood. Integrated fridge, freezer and dishwasher. Stainless steel 1 1/2 drainer sink with mixer tap, tiled splashbacks and window to rear. Tiled flooring and radiator. Door to



Utility Room

5'1" x 11'7" (1.55 x 3.55)



With base and eye level units, appliance spaces, stainless steel sink with mixer tap and Worcester boiler. Tiled flooring and tiled splashbacks.

Study / Bedroom 5

With window to side and radiator.

First Floor Accommodation

Landing



With windows to fore, radiator and doors to

Cloak Room

With window to side

Bedroom 1 Master

13'4" x 14'4" (4.08 x 4.37)



With windows to fore and side, radiator, fitted wardrobe and door to

Ensuite

Comprising WC wash hand basin, step in shower cubicle, radiator and extractor fan. Wall hung vanity unit, window to side and fully tiled splashback flooring & walls.

Bedroom 2

13'4" x 14'4" (4.07 x 4.37)



With window to rear, radiator and fitted wardrobe.

**Bathroom**

7'5" x 7'3" (2.27 x 2.22)



Comprising WC pedestal wash hand basin, bath with shower over and obscured window to rear. Wall hung vanity unit, extractor fan, radiator and tiled splashback flooring & walls.

Bedroom 3

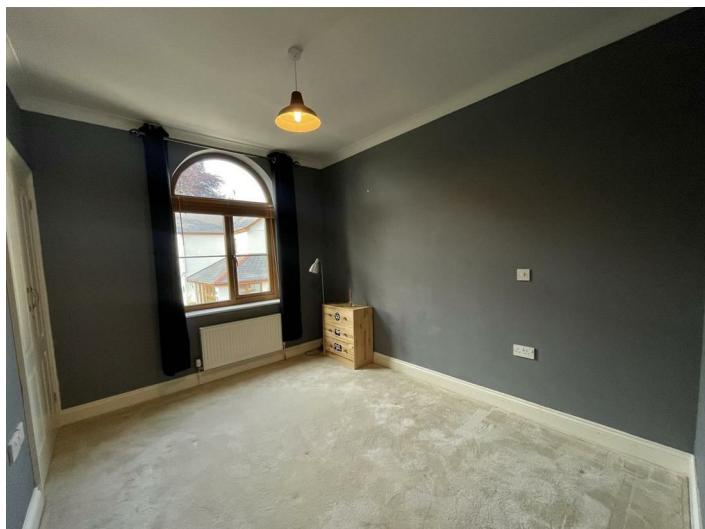
10'0" x 11'0" (3.07 x 3.36)



With radiator, windows to side and rear.

Bedroom 4

14'0" x 8'11" (4.29 x 2.74)



With window to side and fitted wardrobe.

Externally



The property is approached via a private driveway to a vehicular hardstanding with room for ample vehicles. To the front of the property there is a spacious lawned area with a variation of shrubs and trees. To the side of the property there is a patio seating area with steps up and on to the sizeable rear decking. There is also a lawned area to the rear with access to garage.

Detached Garage



With up and over door, side door and electricity connected.

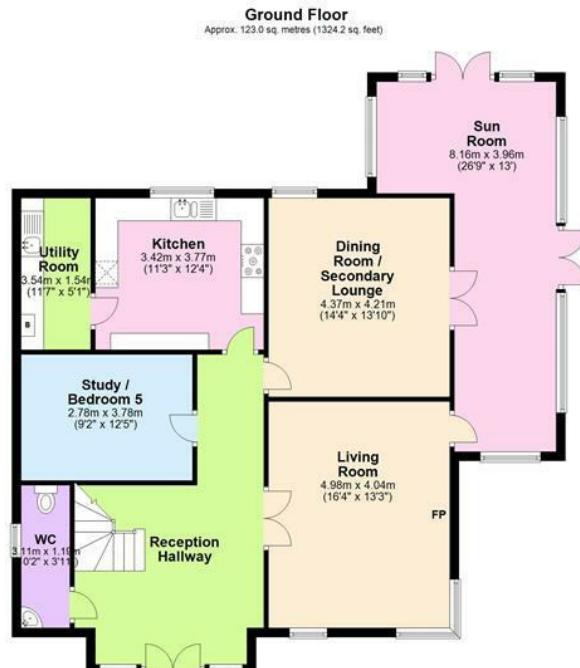
Directions



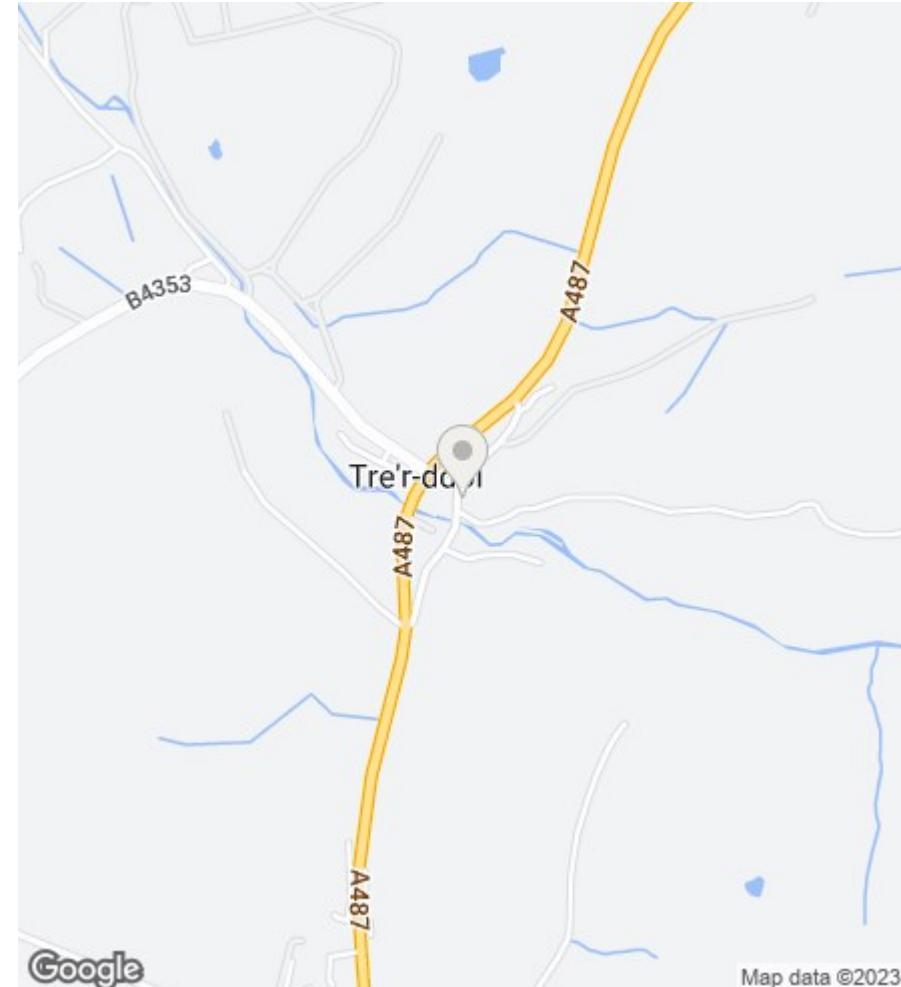
From Aberystwyth proceed north on the main trunk road to Macynlleth (A487) for approximately 9 miles. Continue through the village of Taliesin and at the signpost for Tre'r D turn right and Sunnidale is on the right hand side.







Sunnidale, Trer Ddoi, 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 | | | |
| 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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