



Luangwa , Furnace
Machynlleth Powys SY20 8PG
Guide price £650,000



Enjoying an enviable elevated location with far reaching views over the Dyfi Estuary and beyond, a well presented detached 3 bedroomed house with 9 acres of land/woodland.

We are pleased to have been given instruction to offer for sale this desirable country residence which enjoys a private location on the outskirts of Furnace. The village is but 6 miles due South on the A487 trunk road from the picturesque market town of Machynlleth which is often referred to as the gateway to Mid Wales.

The University and market town of Aberystwyth is only 12 miles to the south. Both the aforementioned towns have a good range of individual shops and National retailers in addition to Primary & Secondary schools.

Luangwa is situated in an area of outstanding natural beauty as highlighted in the photographs. There are public footpaths from the property to Cwmeinion (Artists Valley) and beyond. Ynysir Hall and the Ynyshir Nature reserve on the Dyfi Estuary are nearby. The coastal resorts of Borth, Ynyslas and Aberdyfi in the Snowdonian National Park are also within a short travelling distance.

We encourage prospective purchasers to arrange an appointment to inspect at the earliest convenience as seldom do this type of property become available on the market in this area.

TENURE

Freehold.

SERVICES

Mains electric and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band F

VIEWING

Strictly by appointment only with the sole selling agents; Aled Ellis & co, 16 Terrace rd, Aberystwyth. 01970626160 or sales@aledellis.com

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

Front Entrance Door

Reception Hallway

9'1" x 6'6" max (2.79 x 2 max)



With radiator, built in storage cloak cupboard and door to

Utility Cupboard

Appliance spaces and meters.

Showroom

7'8" x 8'1" (2.36 x 2.48)



Comprising fitted shower cubicle, wc, wash hand basin with vanity unit housing the Worcester Combi Boiler. Heated towel rail, extractor fan and window to fore.

Inner Hallway

With windows to rear view and radiator. Doors to

Main Bathroom

11'7" x 5'10" max (3.55 x 1.8 max)



Comprising a corner bath with Mira shower over, wc, wash hand basin, window to fore, fitted mirror and vanity unit. Linen cupboard, small access to loft, fully tiled walls and laminate flooring.

Bedroom 2

3.56 x 3.0



With tall feature window and window to rear. Fitted bedroom furniture and radiator.

Kitchen Dining Room

28'4" x 9'11" (8.64 x 3.03)



Comprising a fitted kitchen with shaker style base & eye level units and appliance spaces. Fitted oven, grill and hob with hood extractor fan. French doors to side, pantry (with small window to side), enamel 1 1/2 sink with mixer tap, breakfast bar and steps up to

Bedroom 1

11'8" x 9'10" (3.56 x 3.0)



With tall feature windows and window to rear. Fitted bedroom furniture and radiator.

Master Bedroom

15'1" x 9'10" (4.6 x 3.0)



With window to fore, rear and side. Fitted bedroom furniture, vanity unit and wash hand basin.



Dining / Sitting Area



With radiators, fitted storage display unit with lights and door to side rear.

Dining Conservatory Room

15'1" x 13'1" (4.6 x 4.0)



With exceptional views! Double doors to external, laminate flooring and radiator. Also overlooking the lovely garden & woodland area.

Door and step into

Living Room

14'9" x 20'8" (4.5 x 6.3)



(From Kitchen steps up to)

With floor to ceiling windows to capture the outstanding views! An open fire with stone mantle surround on slate hearth, high ceiling with timber panelling, radiator, built in storage cupboards and window to side.



Externally



The property is approached through a gate, via its own private tarmacadmed lane down to a spacious parking area and leading back up to the bungalow.



extent of the boundaries on which we have highlighted the access to the property.

Gardens



heated 9 meter long by 3 meters wide swimming pool (4ft deep and regularly serviced). There is also a control room for the pool and changing area on the deck and the Danish stone BBQ is perfect for those summer days. From the decking, the incredible views stretch from Aberdyfi all the way over to Cadaer Idris!



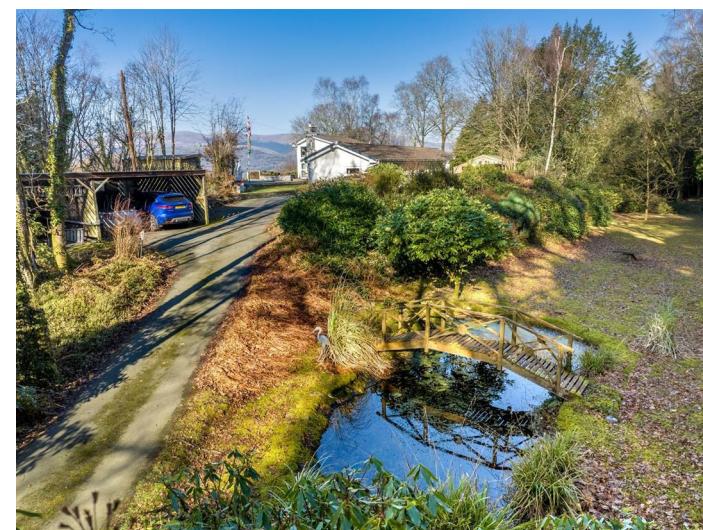
Car Port / Storage Shed



Decking & Swimming Pool Area

The spacious decked area with glazed frontage is a great space for all the family and friends having a solar and oil

The Land



We believe that the land amounts to 9 acres or thereabout, the majority of which are areas of native woodland as highlighted in the drone photograph. The area of woodland requires little maintenance. The immediate grounds are well laid out with lawned areas which our client has carefully looked after which you will appreciate during the inspection. We also attach a copy of the land registry plan showing the

Summer House

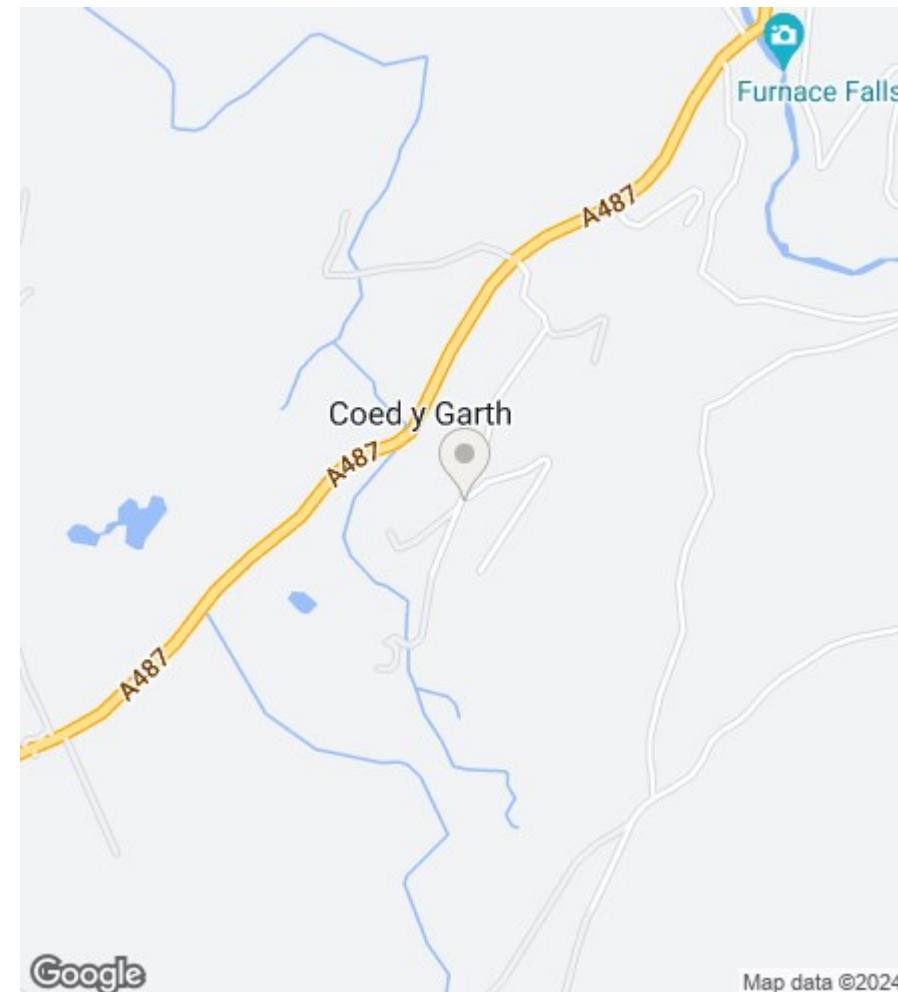
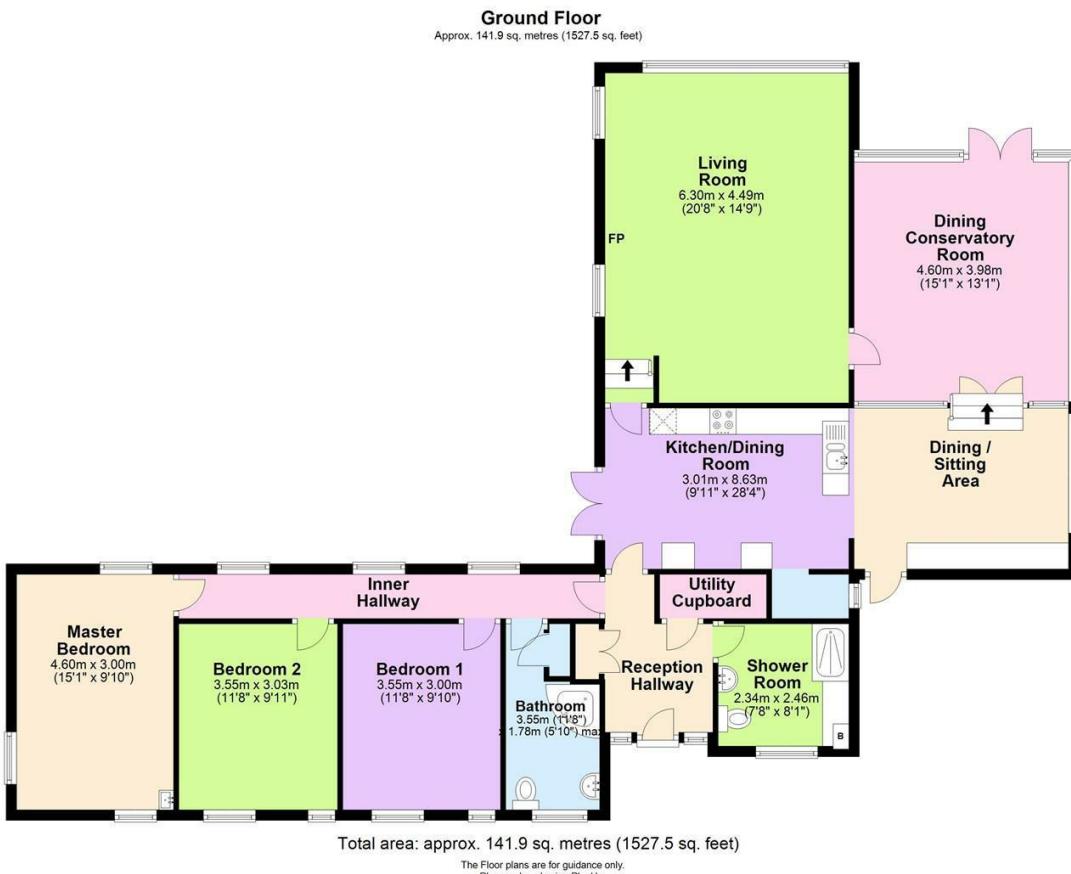


DIRECTIONS

OS Grid Reference SN 67993 94497

From Aberystwyth proceed North on the A487 trunk road through Bow Street, Talybont, Taliesin & Tre'r Ddol to the outskirts of Furnace. After the S bend and on the brow of the hill, turn right (opposite the farm to the left) and proceed along the lane and the driveway to Luangwa is on your right hand side.





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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