Maes Y Gynesh, Garth Road, Machynlleth, Powys, SY20 8HQ

OIRO £595,000

Freehold

Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905

Details

Details

Detached Property with valley views
Extremely well-presented throughout
Beautifully presented gardens
Sitting Room
Kitchen/Dining Room
Garden Room
1 Ground floor bedroom with en-suite
3 Further bedrooms with 1 en-suite
Detached double garage
EPC Rating C

Maes Y Gynesh is an exceptional architect-designed residence offering beautifully appointed four-bedroom, three-bathroom accommodation. Occupying a generous plot of approximately 0.4 acres, the property enjoys a peaceful and private setting whilst remaining within easy reach of the town centre.

Significantly enhanced by the current owners, the property has undergone an ongoing comprehensive programme of improvements to create an outstanding family home with the option to further enhance the property. Externally, the gardens have been extensively landscaped, the balcony has been enhanced, a higher front boundary wall has been constructed to provide greater privacy from the road, a new external central heating boiler has been installed, and the addition of solar thermal (hot water) panels has improved the property's energy efficiency.

Internally, the accommodation has been tastefully redecorated throughout, complemented by new flooring where required, replacement internal oak doors, and the creation of a stylish contemporary en-suite bathroom serving the principal upstairs bedroom.

The quality of craftsmanship and attention to detail are immediately apparent. Extensive glazing throughout the home floods the interior with natural light while perfectly framing the surrounding countryside views. The striking double-height entrance hall creates a wonderful first impression, whilst the thoughtfully designed layout offers excellent versatility. In particular, the ground-floor bedroom suite provides ideal accommodation for multi-generational living or buyers seeking the convenience of predominantly single-storey living without compromising on space.

The high standard of presentation extends seamlessly to the outside, where the beautifully landscaped front and rear gardens provide an attractive and private setting. Mature planting, well-maintained lawns, new fencing, and a variety of seating areas create excellent spaces for both relaxation and entertaining. A substantial detached double garage is positioned to the front of the property, with pedestrian access to both sides leading through to the secluded rear garden.

The property is entered via an impressive double-height reception hall featuring extensive glazing, creating a bright and welcoming entrance. The hall incorporates a cloakroom and WC and an impressive staircase rising to the first-floor galleried landing.

The spacious sitting room is a superb principal reception space, featuring vaulted ceilings and bespoke handcrafted double doors opening into the garden room, which enjoys delightful views across the rear garden. The garden room flows naturally into the generous kitchen and dining room, providing an ideal space for everyday family life and entertaining, with direct access to the garden. The kitchen also links back

to the entrance hall and provides access to the utility room, which in turn leads to the front car port and rear boot room with stable door to the rear garden.

Completing the ground floor is a beautifully appointed bedroom suite comprising a generous double bedroom, dressing room or study, and an en-suite bathroom, offering excellent flexibility for guests or independent family members.

The first floor is centred around an attractive galleried landing overlooking the sitting room below. From here, there is access to three further bedrooms, including the impressive principal suite with its own contemporary en-suite bathroom, together with the family bathroom. The two rear-facing bedrooms enjoy direct access onto a balcony overlooking the gardens and taking in delightful views down the valley and surrounding hills.

Rarely do properties of this calibre become available. Combining striking contemporary architecture, exceptional presentation, beautifully landscaped grounds and a highly desirable location, Maes Y Gynesh offers an outstanding opportunity to acquire a truly individual home suited to a wide range of discerning purchasers.

What3Words - ///nuptials.songs.automatic

Location
Machynlleth is an attractive and historic market town situated on the southern edge of the Eryri (Snowdonia) National Park, where the landscapes of Mid Wales meet the Dyfi Estuary. Renowned for its welcoming community, rich heritage and vibrant cultural scene, the town offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, supermarkets, primary and secondary schools, healthcare facilities and a mainline railway station providing connections to Aberystwyth, Shrewsbury and the national rail network.

Often regarded as the ancient capital of Wales, Machynlleth is steeped in history and is perhaps best known as the location of Owain Glyndŵr's Welsh Parliament of 1404. Today, the town successfully combines its historic character with a thriving arts and environmental community, hosting a variety of annual events.

The surrounding area is renowned for its outstanding natural beauty, offering exceptional opportunities for walking, cycling, mountain biking and wildlife watching. The nearby Dyfi Forest, Cader Idris mountain range and the magnificent coastline of Cardigan Bay are all within easy reach, providing an abundance of outdoor pursuits. Beautiful sandy beaches can be found at Aberdyfi and Tywyn, both just a short drive away.

With its unique combination of historic charm, excellent amenities and spectacular scenery, Machynlleth is an excellent location for a home.

Council Tax Band: G - £4,452.28
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Enclosed Garden, Front Garden, Rear Garden
Electricity supply: Mains, Solar
Heating: Oil
Water supply: Mains
Sewerage: Mains
Broadband: FTTP

The solar panels generate an income, which was £2,600 in the last 12 months.

Ground Floor	
Entrance Hallway *w: 7.38m x l: 3.53m*	Door to front, 2 windows to either side and 3 above, ceiling downlights, crystal chandelier, tongue and groove panelling to ceiling, wall lights, 2 radiators, stairs to first floor landing, wooden flooring.
Cloakroom *w: 0.83m x l: 1.2m*	Shelf and hanging rail, radiator, wooden flooring.
Cloakroom W.C. *w: 1.58m x l: 1.19m*	Window to side, vanity wash hand basin, low level W.C., extractor fan, loft access hatch, radiator, wooden flooring.
Kitchen/Dining Room *w: 6.53m x l: 5.09m*	Double doors to rear, window to rear, ceiling downlights, range of units comprising, 3 wall units and 11 base units to include dishwasher and freezer, Hotpoint induction hob, double Hotpoint oven and grill, extractor hood above, granite worktops, 1 1/4 stainless steel sink and drainer, under cabinet lighting, tiled splash backs. Range of cupboards to one wall comprising of 4 larder units, and 6 above, space for Samsung American fridge/freezer (included in sale) radiators 2, tiled flooring.
Utility Room *w: 4.07m x l: 1.53m*	Door to front, window to rear, 4 base units under marble effect worktops, stainless steel sink and drainer, space for washing machine and tumble dryer, cloaks cupboard, radiator, tiled flooring. Door into:
Boot Room *w: 2.01m x l: 2.03m*	Stable door to rear, fitted shoe rack and shelf, cupboard housing hot water tank and solar panel equipment, Belfast sink, radiator, tiled flooring.
Garden Room *w: 2.78m x l: 3.53m*	Extensive glazing to two walls, double doors to garden, 2 Velux windows, wall lights, tiled flooring, bespoke double doors into:-
Sitting Room *w: 5.36m x l: 4.03m*	Two windows to side, Velux windows, open marble fireplace housing electric fire, 2 radiators, carpet, door back into Entrance Hallway.
Bedroom 1 *w: 3.44m x l: 4.02m*	Corner window to front, ceiling downlights, radiator, understairs storage cupboard with light, Karndean flooring. Door into:
En-suite Bathroom *w: 2.61m x l: 2.95m*	Window to front, ceiling downlights, range of fitted bathroom cabinets comprising: 11 cupboards/drawers, LED mirror and downlights over, wash hand basin and low level W.C., large walk-in shower cubicle with electric shower, panelled bath, heated towel rail/radiator, fully tiled walls, extractor fan, Karndean flooring.
*	From Bedroom 1, opening into:
Dressing Room *w: 2.23m x l: 3.04m*	Window to front, fitted shelving and cabinets above, desk or dressing table with drawers either side, range of fitted wardrobes with lighting with cupboards above, radiator, Karndean flooring.

First Floor	
Galleried Landing *w: 1.61m x l: 5.72m*	Galleried landing overlooking Entrance Hallway and Sitting Room, ceiling downlights, loft access hatch, linen cupboard with dual fuel radiator, radiator, carpet.
Bedroom 2 (Principal Bedroom) *w: 4.3m x l: 3.04m*	Window to front with countryside views towards Southern Snowdonia/Eryri, window to side, radiator, carpet.
En-suite Bathroom *w: 1.95m x l: 3.4m*	Low level W.C., wash hand basin, free standing bath with central taps, handheld shower attachment, partly tiled walls, tiled flooring. Floor to ceiling fitted wardrobes.
Eaves Storage Cupboard *w: 2.3m x l: 2.88m*	Automatic lighting offering useful storage space.
Family Bathroom *w: 2.65m x l: 2.49m*	Velux window, low level W.C., vanity wash hand basin, bath with electric shower over, wet wall panelling, extractor fan, part tiled walls, LED mirror, heated towel rail/radiator, Karndean flooring.
Bedroom 3 *w: 3.16m x l: 3.38m*	Door and window to rear leading onto balcony, radiator, carpet.
Bedroom 4 *w: 3.16m x l: 3.63m*	Door and window to rear leading onto balcony, radiator, carpet.
Balcony *w: 6.7m x l: 2.43m*	Accessed from Bedroom 3 & 4, overlooking rear garden with privacy glass either side and views of surrounding hills and down towards the town.
Outside	To the front: A spacious driveway provides ample off-road parking for several vehicles. The front garden is mainly laid to lawn and enclosed by a combination of brick walling and fencing, with well-stocked borders featuring a variety of mature shrubs and plants. There is also access to the garage and a covered car port. To the rear: A beautifully presented and well cared for rear garden, predominantly laid to lawn, with gravelled pathway leading to a covered seating area. A paved patio provides an ideal space for outdoor entertaining, while fenced boundaries offer privacy and security. Pathways to both sides of the property provide convenient access between the front and rear gardens.
Garage *w: 6.35m x l: 6.62m*	Double garage, electric roller doors to front, window to side, door to side, loft access hatch, power and lighting, concrete flooring.
Outside WC *w: 1.96m x l: 1.2m*	Door to rear, low level W.C., wash hand basin tiled flooring.

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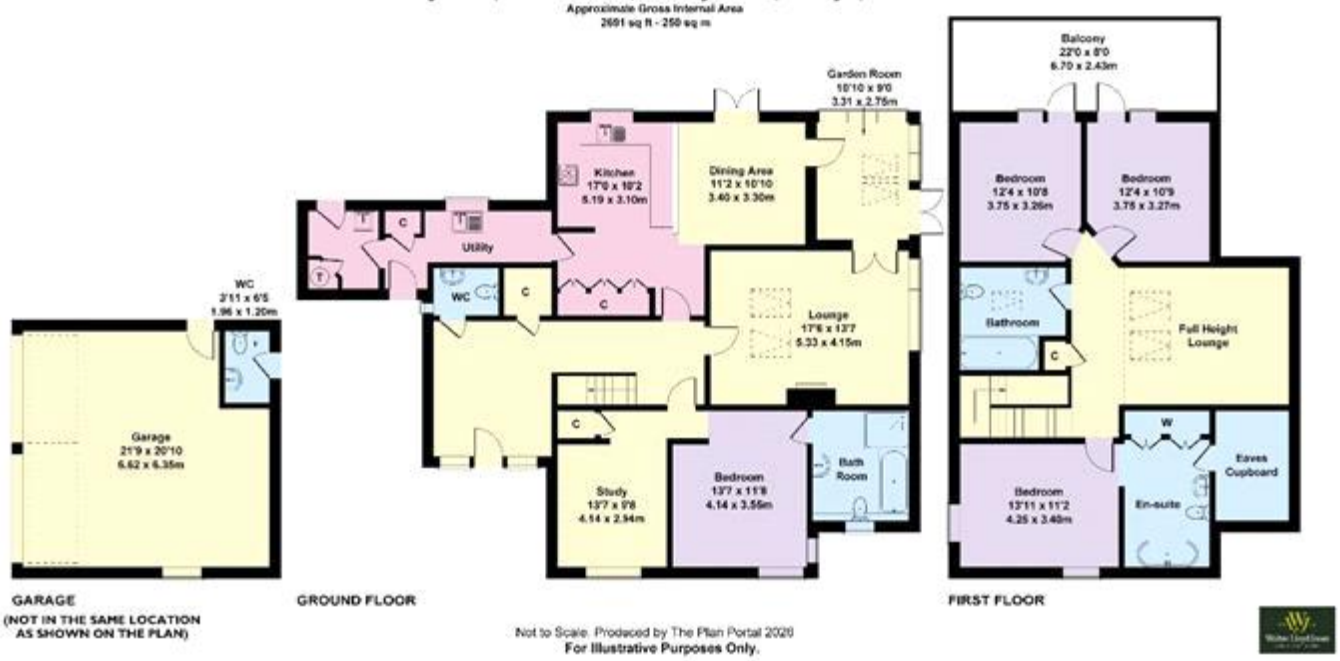
Approximate Gross Internal Area
2691 sq ft - 250 sq m



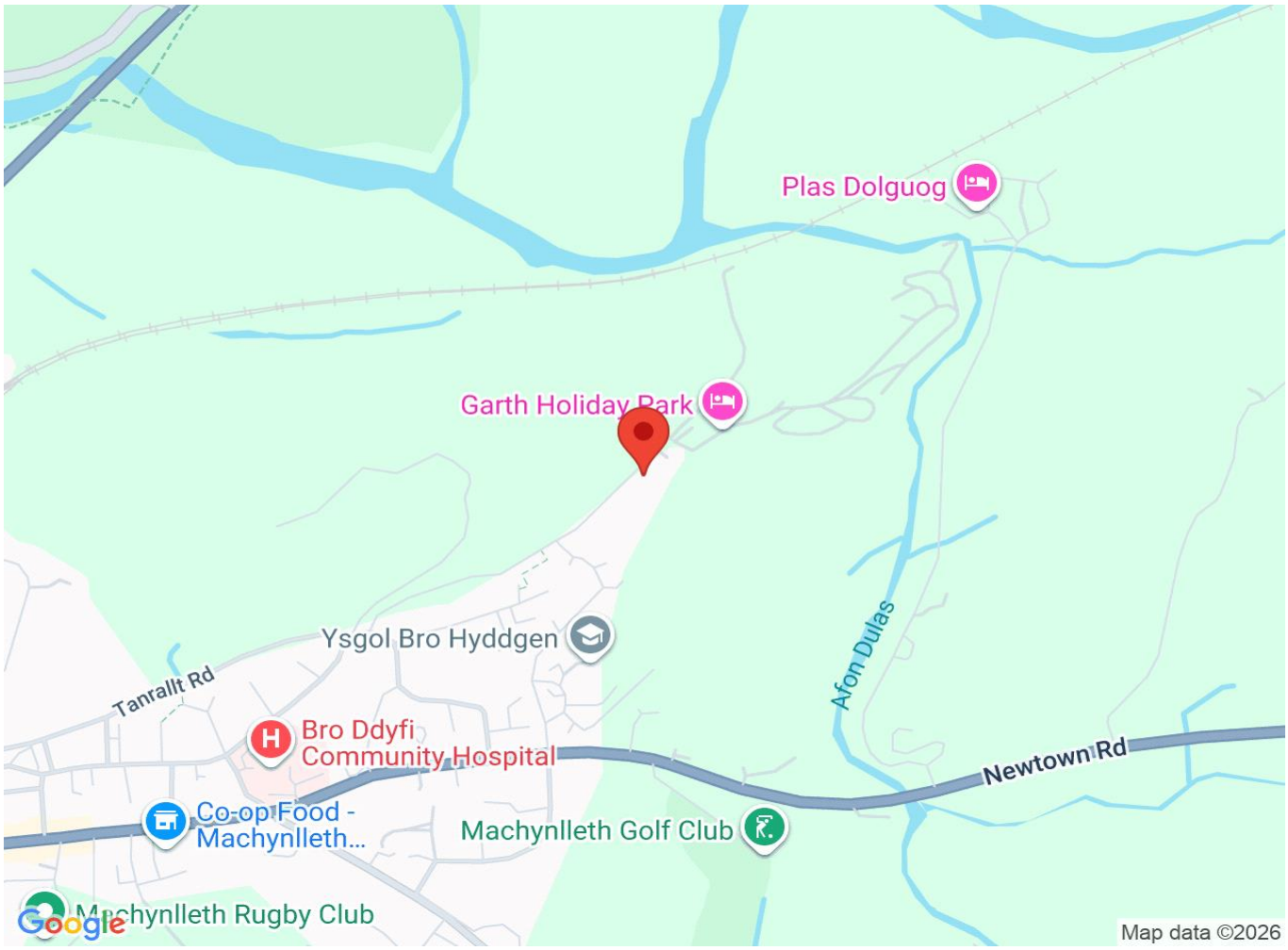
GARAGE
(NOT IN THE SAME LOCATION AS SHOWN ON THE PLAN)

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

Location


Plas Dolguog
Garth Holiday Park
Ysgol Bro Hyddgen
Tanrallt Rd
Bro Ddyfi Community Hospital
Afon Dulas
Newtown Rd
Co-op Food - Machynlleth...
Machynlleth Golf Club
Machynlleth Rugby Club
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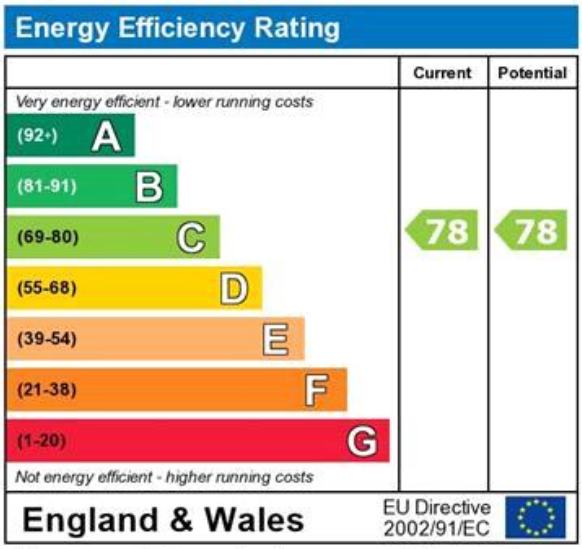

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	G - £4,452.28
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3303

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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