

1 Bryndyfi, Dinas Mawddwy,
SY20 9LL

OIRO £155,000
Freehold



Walter Lloyd Jones
LAND & ESTATE AGENTS



Details



Details



End Terraced Property
Stunning Open Countryside and Mountain Views
Central Village location
3 Bedrooms

2 Reception rooms and a separate dining area
2 Bathrooms
Large Rear Terraced Garden
Current EPC Rating D

1 Bryndyfi is a traditional end-terrace, three-bedroom home occupying a central village position, enjoying outstanding views to the rear across the surrounding countryside.

The current owners have carried out a range of improvements, including the installation of new windows, the addition of a wood-burning stove, and redecoration, new flooring internal and external decoration. As a result, the property is presented in excellent order and is ready for immediate occupation.

Offering deceptively spacious accommodation, the property is likely to appeal to a wide range of buyers, including first-time purchasers, those seeking a permanent family home, or buyers looking to relocate to the area.

To the rear, terraced gardens descend towards the River Dyfi, creating an attractive outdoor space from which to enjoy the far-reaching rural views.

The accommodation is accessed via a small entrance vestibule, which opens into a spacious open-plan sitting room and kitchen featuring a striking inglenook fireplace. A door leads through to the rear dining area, with steps rising to a second sitting room. Stairs ascend to the first-floor landing, providing access to three bedrooms, including a principal bedroom with en-suite bathroom, together with the family bathroom.

Viewing is highly recommended to fully appreciate the space, setting, and superb views that 1 Bryndyfi has to offer.

Location

Dinas Mawddwy is a picturesque village set within the southern reaches of Eryri (Snowdonia) National Park, surrounded by stunning mountain scenery and the beautiful Dyfi Valley. Rich in history and character, the village offers a peaceful rural lifestyle whilst benefiting from a welcoming community, a popular village pub, café and convenient road links to the market towns of Dolgellau and Machynlleth. The area is renowned for its excellent walking, cycling and outdoor pursuits, making it an ideal location for those seeking a permanent home.

Council Tax Band: C - £2,171.72

Tenure: Freehold

Garden details: Terrace

Electricity supply: Mains

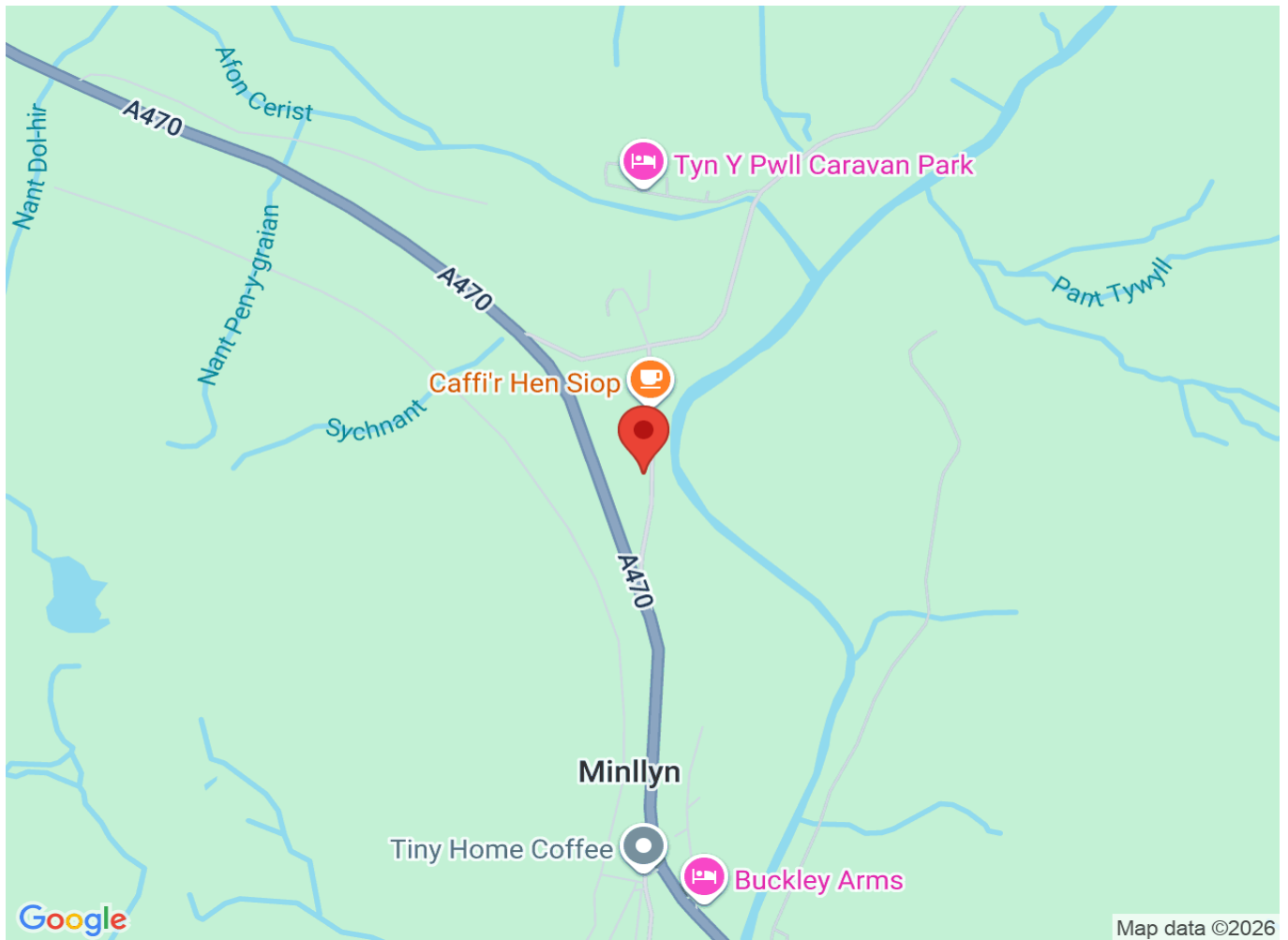
Heating: Electric, Woodburner

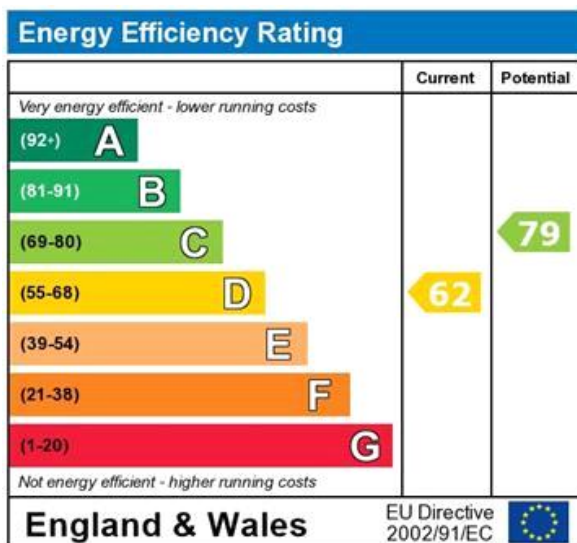
Water supply: Mains

Sewerage: Mains
Broadband: None

Entrance Vestibule <i>w: 1.16m x l: 1.12m</i>	Door to front, slate flagged flooring. Door into:
Sitting Room/Kitchen <i>w: 4.28m x l: 5.86m</i>	Sash window to front, window to rear with countryside views, deep inglenook fireplace housing wood burning stove on slate hearth, cupboard housing hot water tank, slate flagged flooring. Kitchen area: 9 base units under timber effect worktop, double ceramic sink, electric oven, space and plumbing for washing machine and tumble dryer on top, space for fridge/freezer, high heat retention storage heater, quarry tiled flooring.
Dining Area <i>w: 3.11m x l: 2.09m</i>	Two picture windows to rear, 2 windows to side with stunning country views, booth style seating and space for table, quarry tiled flooring. Door to side into garden. Steps up into:
2nd Sitting Room <i>w: 4.44m x l: 4.34m</i>	Door to rear, 2 windows to front, window to rear with countryside views, beamed ceiling, cupboard housing electric consumer unit, high heat retention night storage heater, carpet. Stairs to first floor landing.
First Floor Landing <i>w: 2.2m x l: 1.6m</i>	Loft access hatch, high heat retention night storage heater, carpet.
Bedroom 1 <i>w: 4.11m x l: 4.13m</i>	Window to rear with stunning countryside views, electric heater, carpet. Door into:
En-suite Bathroom <i>w: 2.35m x l: 1.53m</i>	Window to front, high level W.C., pedestal wash hand basin, panel bath, electric shower, mainly tiled walls, cushion flooring.
Bedroom 2 <i>w: 4.41m x l: 2.08m</i>	Window to front, electric heater, carpet.
Bedroom 3 <i>w: 3.29m x l: 2.67m</i>	Window to rear with stunning views, door to side leading to steps to side of the property, electric wall heater, carpet.
Outside	Terraced garden to rear leading down to the river. Slate shale patio area behind house to enjoy the countryside and river views.

Location





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:	C - £2,171.72
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3310

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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