

Brynawel, Corris,
Machynlleth, SY20 9TQ

OIRO £359,950

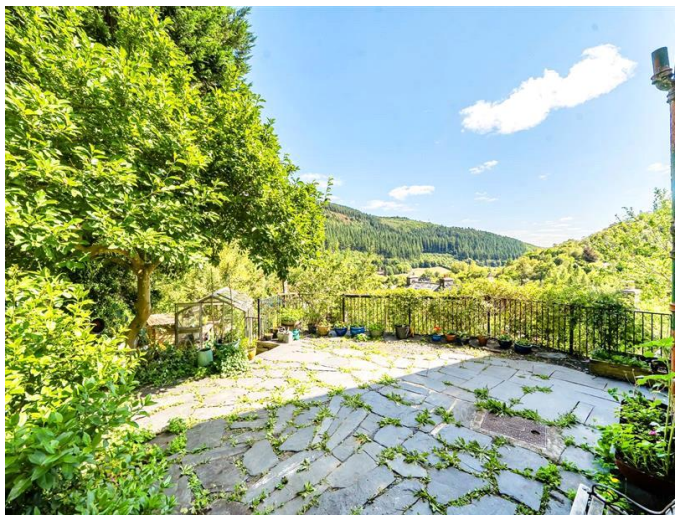
Freehold



Walter Lloyd Jones
LAND & ESTATE AGENTS



Details



Details



Semi Detached Property

Elevated position with spectacular views

Reception Room

Dining Room

Kitchen

6 Bedrooms

Bathroom

Large utility/workshop

Gardens and parking

Current EPC Rating E

Brynawel is an impressive six-bedroom semi-detached home, traditionally built in dressed slate beneath a slated roof. Set in an elevated position, the property enjoys exceptional panoramic views across the village and surrounding woodland, extending along the valley.

The property retains a wealth of charming period features, including striking fireplaces, exposed timber flooring, slate-flagged floors and original sash windows. The spacious and versatile accommodation provides considerable flexibility, with several rooms offering the potential to be used as bedrooms, home offices or additional reception rooms, depending on individual requirements.

Externally, the property benefits from off-road parking for two vehicles within the grounds, a particularly valuable feature for a village property. The gardens include areas of lawn and a side patio, positioned to make the most of the outstanding views. To the front, a further terraced garden incorporates a polytunnel, providing useful space for gardening and growing home produce.

Brynawel is equipped with a pellet-fired boiler and benefits from mains water, mains drainage and electricity. LPG bottled gas supplies the cooker.

The property presents an excellent opportunity to acquire a spacious and characterful family home within walking distance of the village of Corris. Combining generous and adaptable accommodation with original period features, off-road parking, attractive gardens and far-reaching countryside views, Brynawel offers an appealing home in a picturesque and highly desirable village setting.

The accommodation briefly comprises: entrance hallway, reception room, dining room, rear hallway, kitchen, utility room/workshop, first-floor landing, three bedrooms, bathroom and separate WC, second-floor landing and three further bedrooms.

Viewing is highly recommended.

What3Words - [///earth.wiping.elect](https://www.what3words.com/earth.wiping.elect)

Location

Corris is a charming and highly sought-after village nestled within the Dyfi Valley at the southern edge of Eryri (Snowdonia) National Park. Surrounded by beautiful woodland, it is a haven for walkers, mountain bikers and outdoor enthusiasts, with the renowned Cader Idris nearby. Ideally positioned between the market towns of Machynlleth and Dolgellau, the village enjoys a strong sense of community and serves as an excellent base for exploring the spectacular surrounding countryside. Local amenities include a village shop and café, a traditional pub and a primary school.

Council Tax Band: D - £2,462.82
 Tenure: Freehold
 Parking options: Off Street
 Garden details: Enclosed Garden, Front Garden, Rear Garden
 Electricity supply: Mains
 Heating: Woodburner, Biomass
 Water supply: Mains
 Sewerage: Mains
 Broadband: ADSL
 Solar panels for hot water only.

Ground Floor

Entrance Hallway <i>w: 0.9m x l: 6.53m</i>	Door to front, coved ceiling, decorative coving, radiator, exposed floorboards.
Reception Room <i>w: 3.71m x l: 5.07m</i>	Bay window to front with original panelling and enjoying stunning views over the valley and forestry, coved ceiling, built in cupboard, open feature fireplace with slate surround and hearth housing a wood burning stove, radiator, exposed floorboards.
Dining Room <i>w: 3.68m x l: 3.99m</i>	Window to rear, built in cupboard, open feature fireplace with large slate surround and hearth (flue liner in place), radiator, slate flagstone flooring.
Rear Hallway <i>w: 4.14m x l: 0.78m</i>	Door to front, internal window into kitchen, door into pantry, radiator, slate flagstone flooring, door into utility/workshop, door into kitchen.
Kitchen <i>w: 3.55m x l: 3.74m</i>	Picture window to side with stunning views across the village, valley and forestry, exposed beams, built in cupboard, Belfast sink with slate double drainer, 5 base units under a timber worktop, space for dishwasher, space for fridge/freezer, space for range style cooker housed in former fireplace with slate lintel above and extractor fan, breakfast bar, radiator, slate flagstone flooring.
Utility/Workshop <i>w: 3.35m x l: 5.76m</i>	Door to side leading to garden, Triplex roof, fitted shelving, stainless steel sink and drainer, space for washing machine, separate W.C. , pellet boiler, slated flagstone flooring.

First Floor

Landing <i>w: 1.38m x l: 2.68m</i>	Exposed floorboards, stairs to second floor landing - access to:-
Bathroom <i>w: 3.6m x l: 2.74m</i>	Window to side, Velux window to side, built in storage cupboard, freestanding rolltop bath, fully tiled shower cubicle with mains shower, wash hand basin, heated towel rail, radiator, extractor fan, exposed floorboards.
Separate WC <i>w: 1.34m x l: 0.82m</i>	Window to side, high level WC, exposed floorboards.
Bedroom 6 <i>w: 2.4m x l: 2.77m</i>	Window to front, views of valley and forestry, radiator, exposed floorboards.
Bedroom 2 <i>w: 3.3m x l: 3.75m</i>	Window to front, views of valley and forestry, built in wardrobe, slate feature fireplace, radiator, exposed floorboards.

Bedroom 4 <i>w: 3.7m x l: 3.97m</i>	Window to rear, built in cupboard housing hot water tank, slate feature fireplace, exposed floorboards.
Second Floor	
Landing <i>w: 2.33m x l: 4.65m</i>	Window to rear, exposed floorboards, access to loft area.
Bedroom 5 <i>w: 2.46m x l: 2.92m</i>	Window to front, views of valley and forestry, radiator, exposed floorboards.
Bedroom 1 <i>w: 3.28m x l: 3.93m</i>	Window to front, views of valley and forestry, radiator, exposed floorboards.
Bedroom 3 <i>w: 3.77m x l: 4.22m</i>	Window to rear, radiator, exposed floorboards.
Outside	<p>The property can be approached by two different ways, either on foot up the shared steps with the adjoining property from the lane, or there is access by vehicle up the driveway with a right of way, providing access to off road parking for 2 vehicles.</p> <p>The gardens are located to the front and the side. To the front, there are terraced gardens laid mainly to lawn with a polytunnel.</p> <p>The gardens to the side comprise a patio seating area with stunning views, with lawned garden and several established fruit trees, offering a private area for outdoor seating. Located within the gardens are 5 very useful outbuildings.</p>

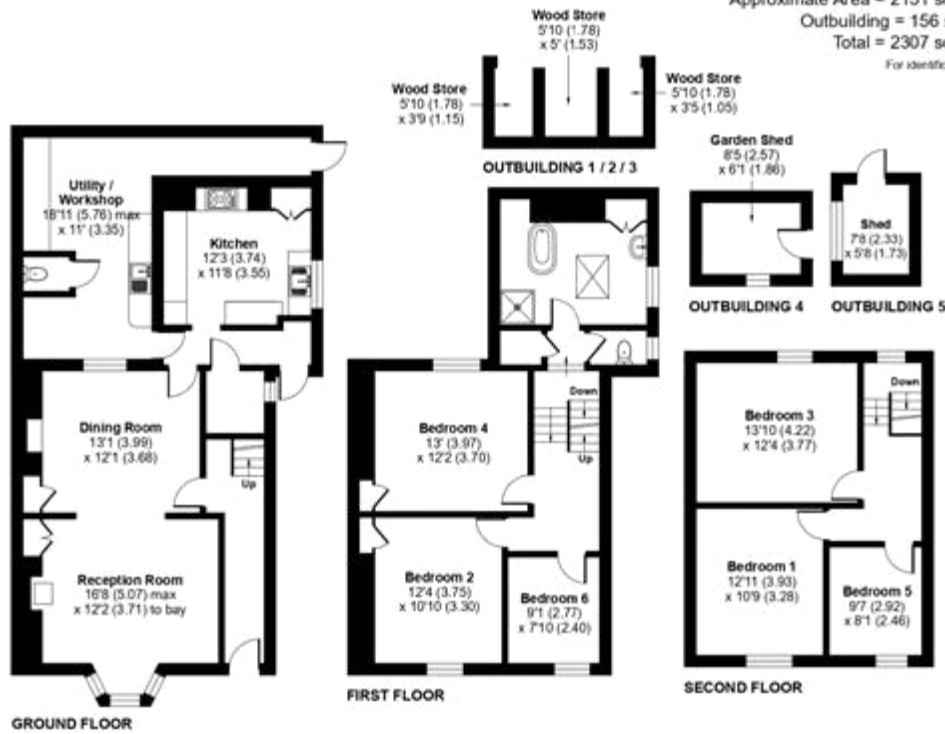
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Approximate Area = 2151 sq ft / 199.8 sq m

Outbuilding = 156 sq ft / 14.5 sq m

Total = 2307 sq ft / 214.3 sq m

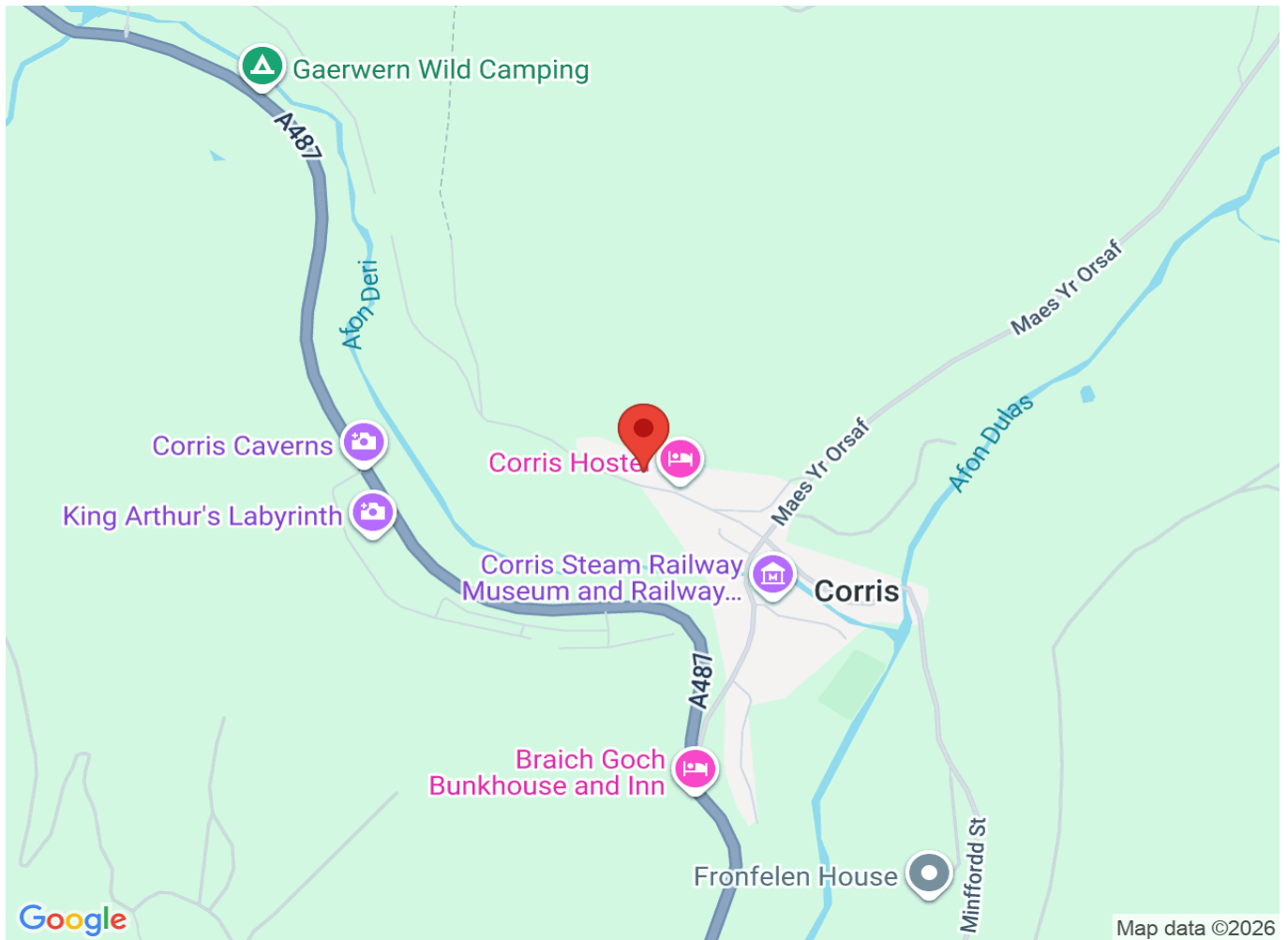
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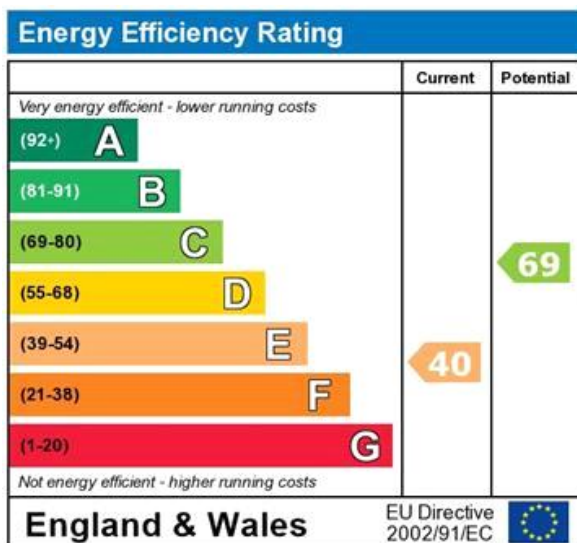


Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © ncbwcm 2024. Produced for ncbwcm. ECF: 1400540



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: D - £2,462.82
VIEWING: Strictly by appointment through the agents
PROPERTY REF: RS3323

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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