Bryn Teg, Commins Coch, Machynlleth, Powys, SY20 8LJ

OIRO £120,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS

Details

Details

2 Bedrooms
Semi-Detached Cottage
Elevated Position
Open plan kitchen/dining/sitting room
Shower Room
Approx. 0.18 acres of gardens
Current EPC Rating E

2 Brynteg is an attractive semi-detached, two-bedroom cottage of traditional stone construction, occupying an elevated position and benefiting from approximately 0.18 acres of garden.

Most recently used as a rental property, the cottage offers considerable potential for those seeking a permanent home, holiday retreat or holiday letting opportunity.

Offering cosy accommodation, with an open-plan ground floor centred around a striking inglenook fireplace housing a wood-burning stove. To the first floor are two bedrooms and a shower room. The property also benefits from hardwood double glazing and electric heating.

The cottage now requires a programme of refurbishment, to include resolving a damp issue, but once completed, it has the potential to make a delightful home or successful holiday let.

Externally, there is a patio seating area to the front, while a further generous garden lies to the rear, occupying a slightly more elevated position. Currently overgrown, the garden offers an excellent opportunity for keen gardeners to create an attractive outdoor space, and enjoys stunning views down the surrounding valley.

Location
Commins Coch, set in a beautiful valley, is a small hamlet approximately 7 miles east of Machynlleth and 4 miles west of Llanbrynmair. The hamlet benefits from being on a bus route serving Machynlleth and Newtown.

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.

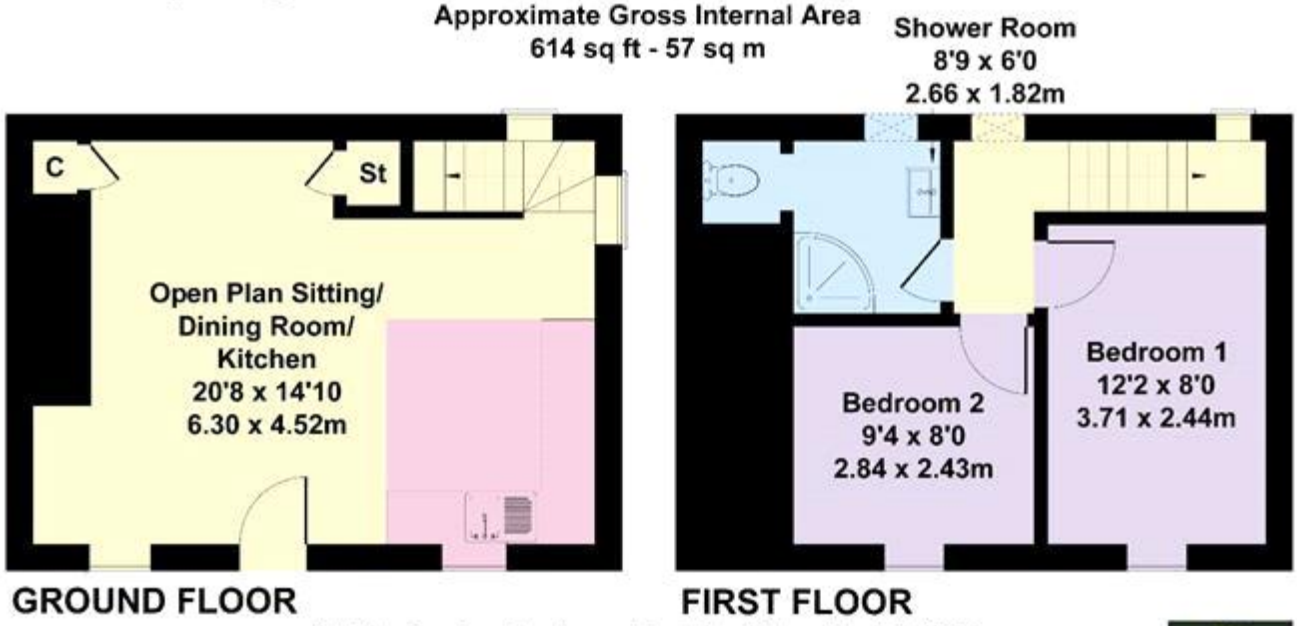
The surrounding area is renowned for its outstanding natural beauty, offering exceptional opportunities for walking, cycling, mountain biking and wildlife watching. The nearby Dyfi Forest, Cader Idris mountain range and the magnificent coastline of Cardigan Bay are all within easy reach, providing an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

Council Tax Band: D - £2,282.62
Tenure: Freehold
Parking options: On Street
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains
Broadband: FTTC

Open Plan Kitchen/Dining/Sitting Room *w: 6.3m x l: 4.52m*	Door and 2 windows to front, window to side, exposed beams, large inglenook fireplace housing wood burning stove on a slate hearth, electric meter cupboard, cupboard housing hot water heater, 2 electric panel heaters, wooden floor. Kitchen area Three wall units, 4 base units under a timber effect worktop, space for cooker, space for fridge, space for washing machine, stainless steel sink and drainer, tiled splashback, extractor hood, wooden floor. Stairs leading to:-
First Floor Landing *w: 0.78m x l: 1.85m*	Skylight to rear, window to rear, wooden flooring.
Bedroom 1 *w: 2.44m x l: 3.71m*	Window to front, vaulted ceiling, built in cupboard, electric panel heater, wooden flooring.
Bedroom 2 *w: 2.84m x l: 2.43m*	Window to front, vaulted ceiling, built in cupboard, electric panel heater, wooden flooring.
Shower Room *w: 2.66m x l: 1.82m*	Skylight to rear, ceiling downlights, fully tiled walls, quadrant shower cubicle with electric shower, low level W.C. , vanity wash hand basin with LED illuminated mirror over, heated towel rail/radiator, tiled flooring.
Outside	The property is approached from the lane up a pathway, with steps leading up to the property. In front of the property there is a patio seating area, offering a pleasant outdoor seating area. Steps to the side of the property lead to a larger garden area, currently overgrown but with cultivation could provide a very pleasant garden area with views across the valley.

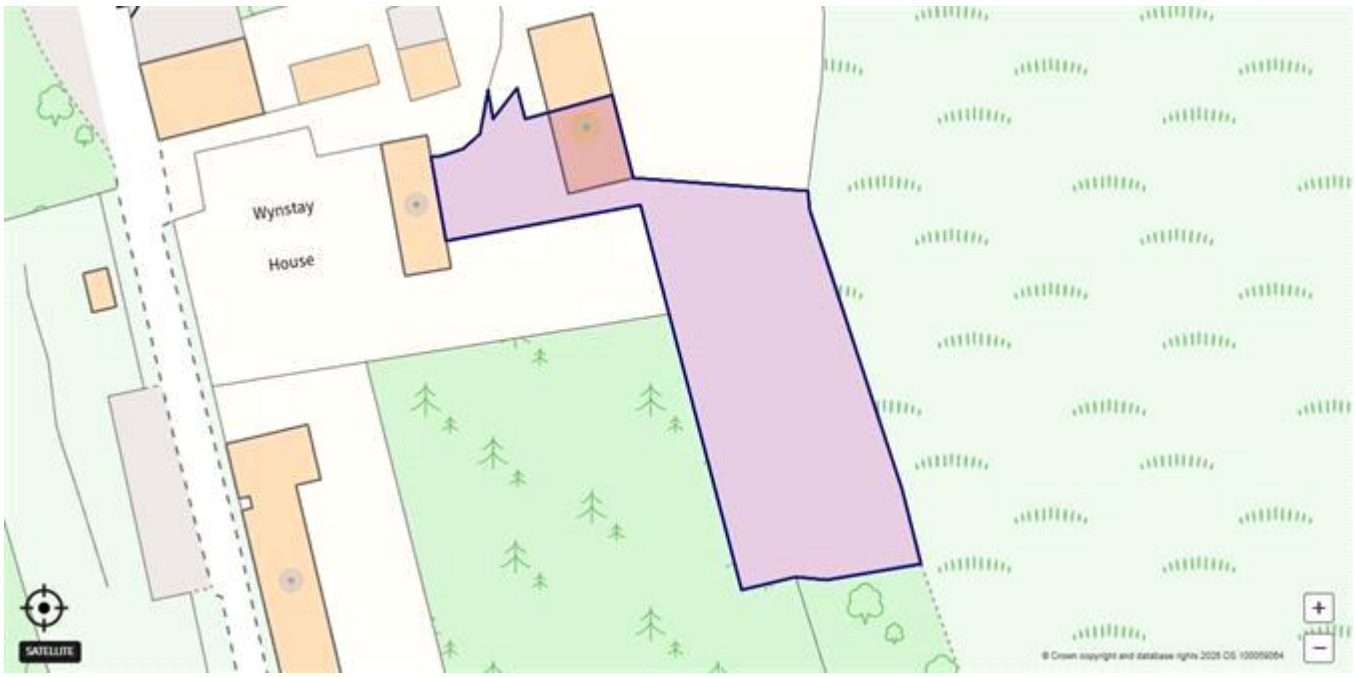
2 Brynteg Commins Coch, Machynlleth SY20 8LJ

Approximate Gross Internal Area
614 sq ft - 57 sq m

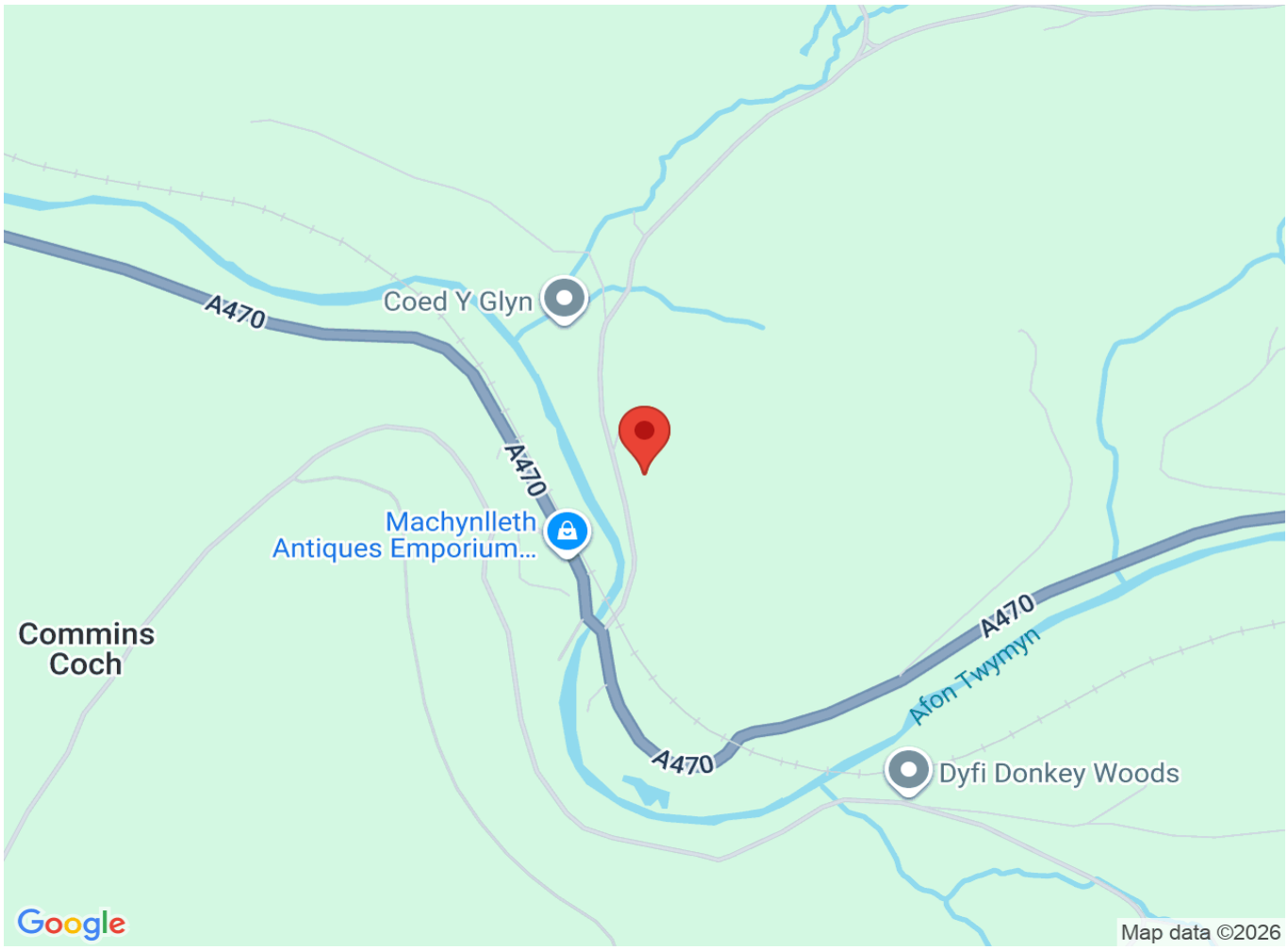


GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Location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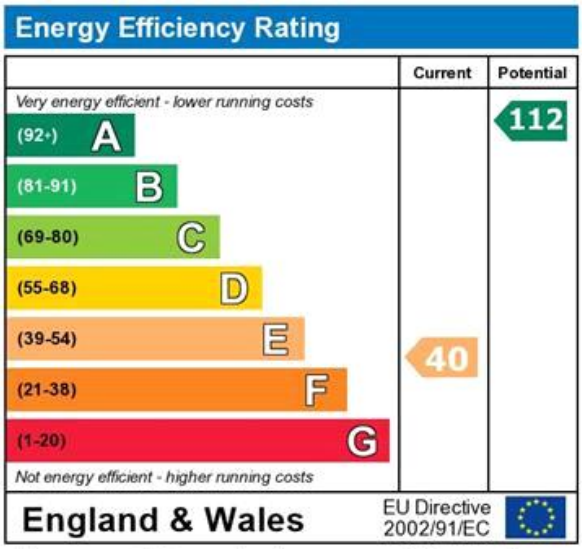

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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:	D - £2,282.62
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3322

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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