



2 Bedroom modern Detached centrally heated Bungalow with views of the Dyfi estuary.
The Bungalow, Glandyfi
Machynlleth, SY20 8SS

ASKING PRICE: £249,950
www.iestynleyshon.com



The Bungalow, Glandyfi, Machynlleth, SY20 8SS

This detached bungalow boasts an individual and appealing design, featuring a distinctive double-gable frontage that gives the property real character. Occupying an elevated plot set back from the main road, it enjoys exceptional far-reaching views across the Dyfi Estuary and Dyfi Valley. Located in the riverside village of Glandyfi, approximately 6 miles from the market town of Machynlleth, the property lies alongside the estuary and close to Dyfi Junction Railway Station, providing convenient rail connections. The bungalow offers well-proportioned accommodation and is presented in good order throughout. The property is of traditional timber frame construction, with an outer skin of concrete block walls beneath rendered external elevations.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The main walls support a pitched roof laid with tiles. Its elevated position ensures outstanding panoramic views, a defining feature of the home, and viewing is highly recommended to fully appreciate the setting, outlook, and unique design on offer.

GROUND FLOOR ONLY

Recess storm Porch with Front entrance door leading to:

Hallway

With electric consumer unit, Room thermostat control. Panel radiator and doors to:

Lounge 3.49m x 3.44m

With window to front with distant views of the Dyfi Estuary. Feature brick built fireplace with slate hearth. Twin and single power point.

Main Bedroom 3.48m x 3.44m

With window to front with views as previously mentioned. Two twin power points. Panel radiator. BT extension point.

Kitchen/Dining Room 4.56m x 3.46m

With range of modern fitted units comprises of Seven base cupboards, Four wall cupboards. Work tops above incorporating single drainer sink. Extractor fan. feature brick built fireplace surround with slate hearth. Three twin power points Cooker control with power point. Storage cupboard housing freestanding Worcester oil fired boiler which heats hot water and central heating.

Bedroom 3.47m x 2.88m

With window to side. Panel radiator. twin power point.

Bathroom

With modern white colour suite comprise of panel bath, Pedestal wash hand basin. Low flush WC. Shower cubicle with Triton electric shower unit above. Extract fan. Panel radiator.

Outside

To the side of the property lies a well-maintained terraced garden, predominantly laid to lawn and fully enclosed by a recently erected concrete post and timber rail boundary fence. A gated access from this garden leads to the shared driveway. At the front, on the opposite side of the driveway, there is a gravelled parking area suitable for three vehicles, together with an additional lawned area.

Services

Mains Electric, Water and private drainage. Telephone subject to BT terms and conditions. Oil fired central heating system.

General

Overall, the property represents a highly attractive proposition for prospective purchasers seeking a convenient yet semi-rural location within easy reach of Machynlleth town centre and its range of amenities. The elevated setting and outlook make it particularly appealing to buyers who value the natural beauty of the surrounding area, with immediate access to hill and riverside walks along the Dyfi Valley and Estuary. In addition, the proximity of the Dyfi Osprey Project further enhances the lifestyle appeal, offering a unique connection to the local environment and wildlife. Combined with its individual design, good order, and excellent views, the property offers an appealing blend of convenience, scenery, and quality of life. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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Approximate Gross Internal Area
814 sq ft - 76 sq m

