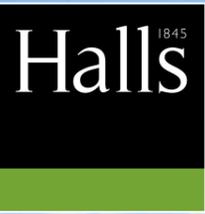
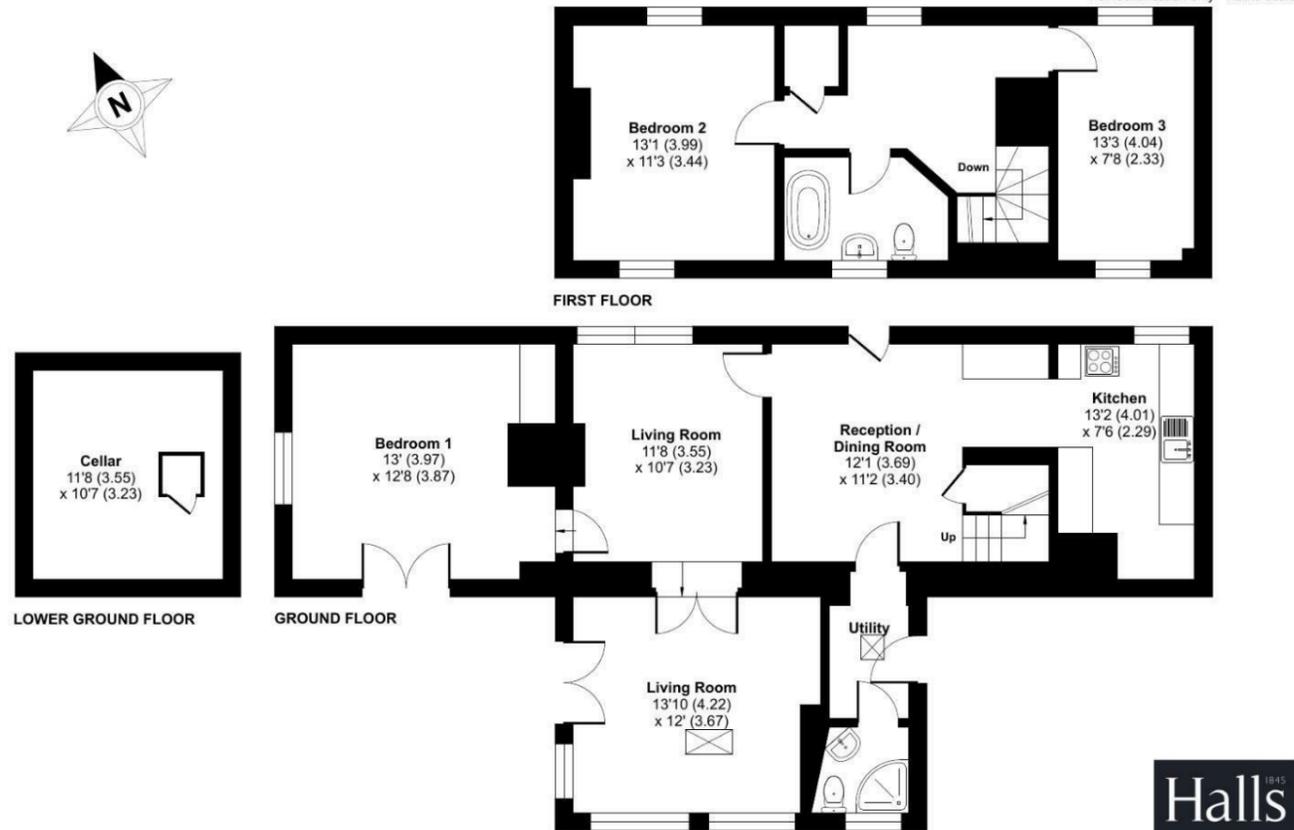


FOR SALE

Penybanc, Cwmllinau, Machynlleth, Powys, SY20 9NT



Approximate Area = 1476 sq ft / 137.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1421614



FOR SALE

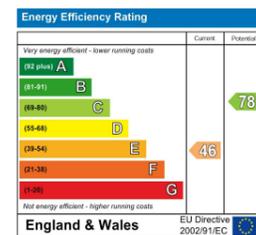
Offers in the region of £300,000

Penybanc, Cwmllinau, Machynlleth, Powys, SY20 9NT

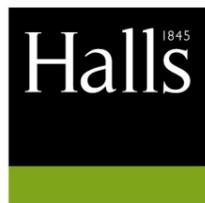
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This detached cottage with lovely rural views to the rear and has been extended and refurbished to create a lovely practical yet characterful home. The accommodation comprises of an entrance utility area, dining area with refitted kitchen off, lounge with door to cellar providing a useful storage area, French doors leading through into the sitting room with picture windows to make the most of the lovely setting, ground floor bedroom, rear hallway with shower room, spacious landing, two further dual aspect bedrooms and bathroom with slipper bath. The property benefits from solar PV and air source heat pump, off road parking to side and rear and generous rear garden with rural views.



01938 555552

Welshpool Sales  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached cottage with rural views to the rear
- Extended and refurbished combining practicality with character
- Lounge with access to cellar providing useful storage
- Sitting room with large picture windows overlooking the countryside
- Ground floor bedroom with two further dual-aspect bedrooms upstairs
- Off-road parking to the side and rear
- Generous rear garden with rural views

Double glazed entrance door leading into

**Dining Room**

Slate floor covering, stairs off, radiator, under stairs storage cupboard, exposed ceiling beams, double glazed door to Rear Hallway, steps down to Kitchen.

**Kitchen**

Refitted with a range of shaker-style wall and base units, wood laminate work surfaces, ceramic sink with mixer tap, plumbing and space for washing machine, double glazed windows to both front and side elevations, space for electric cooker, extractor canopy, space for fridge freezer, radiator.

**Lounge**

Multi-fuel stove set on slate hearth with oak mantelpiece, exposed wooden flooring, double glazed window to front elevation, meter cupboard, exposed ceiling beams, hatch to Cellar providing a useful additional storage area, two radiators, double glazed French doors to

**Sitting Room**

Two double glazed picture windows to rear with beautiful views across the valley, double glazed window to side elevation, double glazed roof light, double glazed French doors to Garden.

**Bedroom One**

Exposed oak effect laminate flooring, double glazed windows to side elevation, French doors lead out to rear Garden, painted tongue and groove ceiling, loft access.

**Rear Hallway**

Double glazed roof light, radiator, tiled floor covering.

**Shower Room**

Walk in electric corner shower, low level W.C., wall mounted wash hand basin, radiator, frosted double glazed window to rear elevation, extractor fan, tiled walls.

**Landing**

Double glazed window to front elevation, exposed and painted floorboards, loft access, storage cupboard, airing cupboard.

**Bedroom Two**

Double glazed windows to both front and rear elevations, painted tongue and groove ceiling, fireplace recess with hearth, radiator, painted floorboards, loft access, exposed wall beam.

**Bedroom Three**

Double glazed windows to front and rear elevations, part tongue and groove painted ceiling, loft access, painted floorboards, radiator.

**Bathroom**

Slipper claw foot bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., tongue and groove ceiling, painted floorboards, radiator.

**Externally**

To the front, the property has block paved off-road parking, gravelled area and entrance gate. To the rear is a five bar gate leading through to a further parking area, lawned area with slate chipped steps leading down to a further garden area, shed, decked seating area and courtesy lights.

**Services**

Mains electricity, water, drainage and air source heat pump are connected at the property. None of these services have been tested by Halls.

**Local Authority/Tax Band**

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'C'

**Directions**

Postcode for the property is SY20 9NT

What3Words Reference is shapeless.copes.galaxy

**Viewings**

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

**Anti Money Laundering Checks**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**Websites**

Please note all of our properties can be viewed on the following websites:  
www.hallsgb.com  
www.rightmove.co.uk  
www.onthemarket.com