

**FOR SALE**

Offers in the region of £435,000

## Llys Einion, Cemmaes, Machynlleth, Powys, SY20 9PR

Completed in 2020, this spacious three storey detached home has air source heat pump with under floor heating to the ground floor, oak internal doors and Amtico flooring to the kitchen, utility and bathrooms. The accommodation comprises of an entrance hall, sitting room, snug, dining room with ensuite shower room, spacious fitted kitchen/ family room with central island and double pantry cupboard, utility room, W.C., spacious landing, principal bedroom with dressing room and ensuite, second bedroom with ensuite, further bedrooms with potential for other uses and family bathroom. A spacious family home with great rural views which must be viewed to be truly appreciated.





- Three-storey detached home completed in 2020
- Benefits from air source heat pump with underfloor heating to the ground floor
- Interior includes oak doors and Amtico flooring in the kitchen, utility and bathrooms
- Spacious fitted kitchen and family room
- Additional bedrooms with flexible use
- Offers spacious accommodation with attractive rural views

Frosted double glazed entrance door into

## ENTRANCE HALL

Stairs off, smoke alarm, under stairs storage cupboard.

## SITTING ROOM

Inset electric stove set on slate hearth with oak mantle piece, oak effect wood laminate floor covering, double glazed sash windows to front elevation, Openreach socket.

## SNUG

Double glazed sash windows to front elevation.

## DINING ROOM

Double glazed French doors to rear.

## ENSUITE

Wash hand basin set on vanity unit with storage cupboard under, walk in shower, low level W.C., shaver light.

## KITCHEN/ FAMILY ROOM

Fitted with a range of cream high gloss wall and base units with granite effect laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, twin electric oven, space for fridge freezer, spotlights to Kitchen area, integrated dishwasher, central island with electric hob, extractor canopy, breakfast bar, double glazed sash window to side elevation, double glazed French doors leading out to rear elevation, shelved double pantry cupboard, door to

## REAR HALLWAY

Door to side elevation.

## UTILITY ROOM

Base unit with stainless steel sink drainer unit and mixer tap, double glazed sash window to rear elevation, extractor fan, tiled splashbacks.

## W.C.

Low level W.C., wash hand basin set on vanity unit with storage cupboard under, frosted double glazed sash window to side elevation, extractor fan.

## LANDING

Smoke alarm, double glazed sash window to front elevation, stairs off, loft access, airing cupboard.

## PRINCIPAL BEDROOM

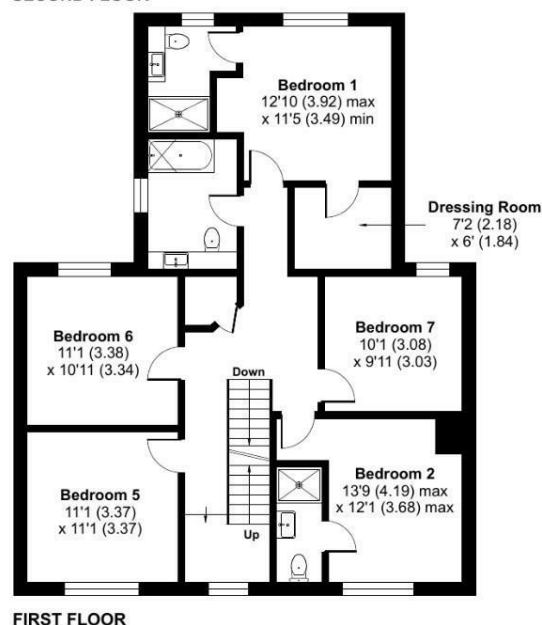
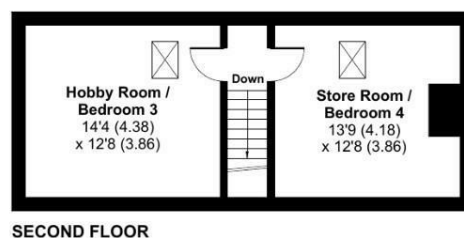
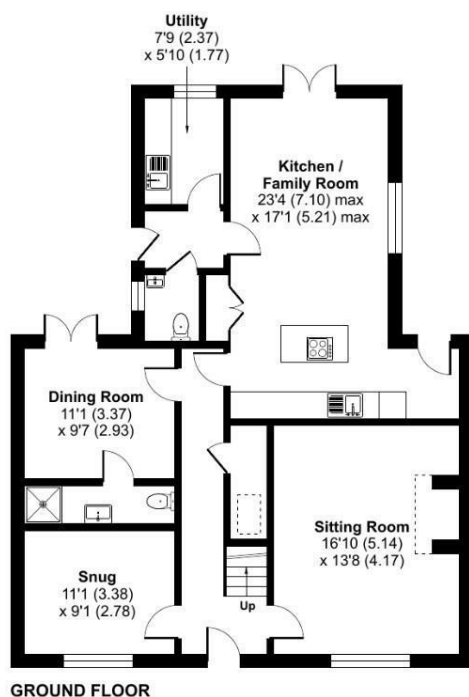
Double glazed sash windows to rear elevation, dressing table, television point, radiator, walk in dressing room with hanging rails and shelving.





Approximate Area = 2508 sq ft / 233 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). © nrichcom 2025. Produced for Halls. REF: 1380531



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



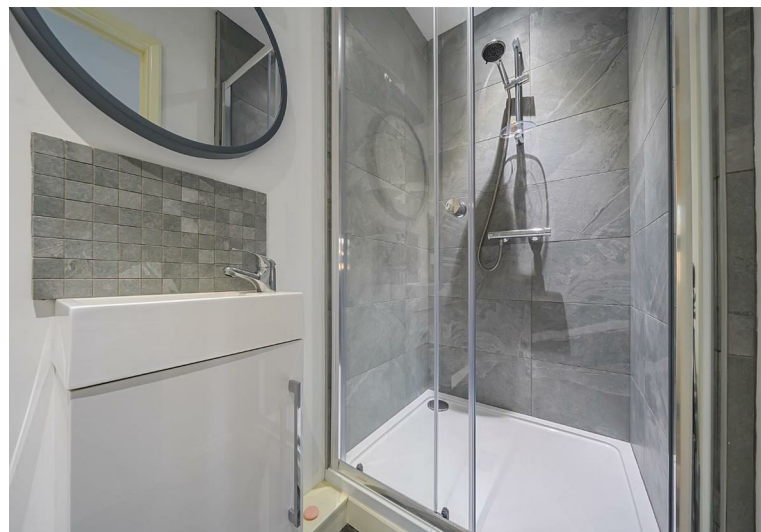
3 Reception  
Room/s



7 Bedroom/s



4 Bath/Shower  
Room/s



#### **ENSUITE**

Walk in double shower, wash hand basin set on vanity unit with storage cupboard under, low level W.C., heated chrome towel rail, shaver light, extractor fan, spotlights, frosted double glazed sash window to rear elevation.

#### **BEDROOM TWO**

Double glazed sash windows to front elevation, radiator.

#### **ENSUITE**

Low level W.C., wash hand basin set on vanity unit with storage cupboard under, walk in shower, heated chrome towel rail, recess spotlights, extractor fan.

#### **BEDROOM FIVE**

Sash windows to front elevation, radiator, built in desk and shelving, television point, telephone point.

#### **BEDROOM SIX**

Double glazed roof light, television point, telephone point.

#### **BEDROOM SEVEN**

Double glazed roof light, television point, telephone point.

#### **FAMILY BATHROOM**

Wash hand basin set on vanity unit, low level W.C., heated chrome towel rail, shaver light, extractor fan, recess spotlights, frosted double glazed sash window, bath.

#### **LANDING**

Smoke alarm.

#### **HOBBY ROOM/ BEDROOM THREE**

Double glazed sash window to rear elevation, television point, telephone point.

#### **STORE ROOM/ BEDROOM FOUR**

Double glazed sash window to rear elevation, shelving and hanging rails.

#### **EXTERNALLY**

To the front, the property has a hedged boundary, wraparound lawn, courtesy lights, external power points and pedestrian entrance gate. To the rear there is a gated gravelled driveway and parking area, air source heat pump, outside tap, paved area and storage shed.

#### **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 'F'

#### **DIRECTIONS**

Postcode for the property is SY20 9PR

What3Words Reference is cackling.blaring.puddles

#### **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](http://www.hallsgb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)



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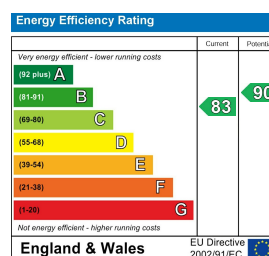
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



### 01938 555552

**Welshpool Sales**

14 Broad Street, Welshpool, Powys, SY21 7SD

E: [welshpool@halls.gb.com](mailto:welshpool@halls.gb.com)



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