



**8 The Terrace, Commins Coch  
Machynlleth Powys SY20 8LH**

**Guide price £105,000**



Abutting the A470, at the pretty rural village of Commins Coch a charming and characterful 1 bedroomed mid terraced cottage with garden.

Commins Coch is situated 8 miles inland from the market town of Machynlleth. There are limited local amenities at the nearby village of Cemmaes Road whereas the aforementioned town has a good range of local retailers as well as general stores. Machynlleth is often regarded as the gateway to Wales within close proximity to the Dyfi Estuary and on the edge of the National Park. There is a railway station at Machynlleth for ease of access to Aberystwyth, Shrewsbury and beyond.

### VACANT POSSESSION CHAIN FREE

### TENURE

Freehold.

### SERVICES

Mains water, electric and drainage.

### COUNCIL TAX

Band B.

### VIEWING

### Front Entrance Door to

Wooden stable door into

### LIVING ROOM



With hardwood flooring, log burner, window to fore and door to

### DINING AREA



With hardwood flooring, stairs to first floor and opening to

### KITCHEN



With base level units, stainless steel sink, appliance spaces, worktops and windows to rear & side.



### FIRST FLOOR

## SHOWEROOM



With wc, wash hand basin, shower cubicle, storage cupboard and window to rear.

## BEDROOM



With electric heater and window to fore.

## EXTERNALLY



Paved patio seating area to the fore.

## GARDEN



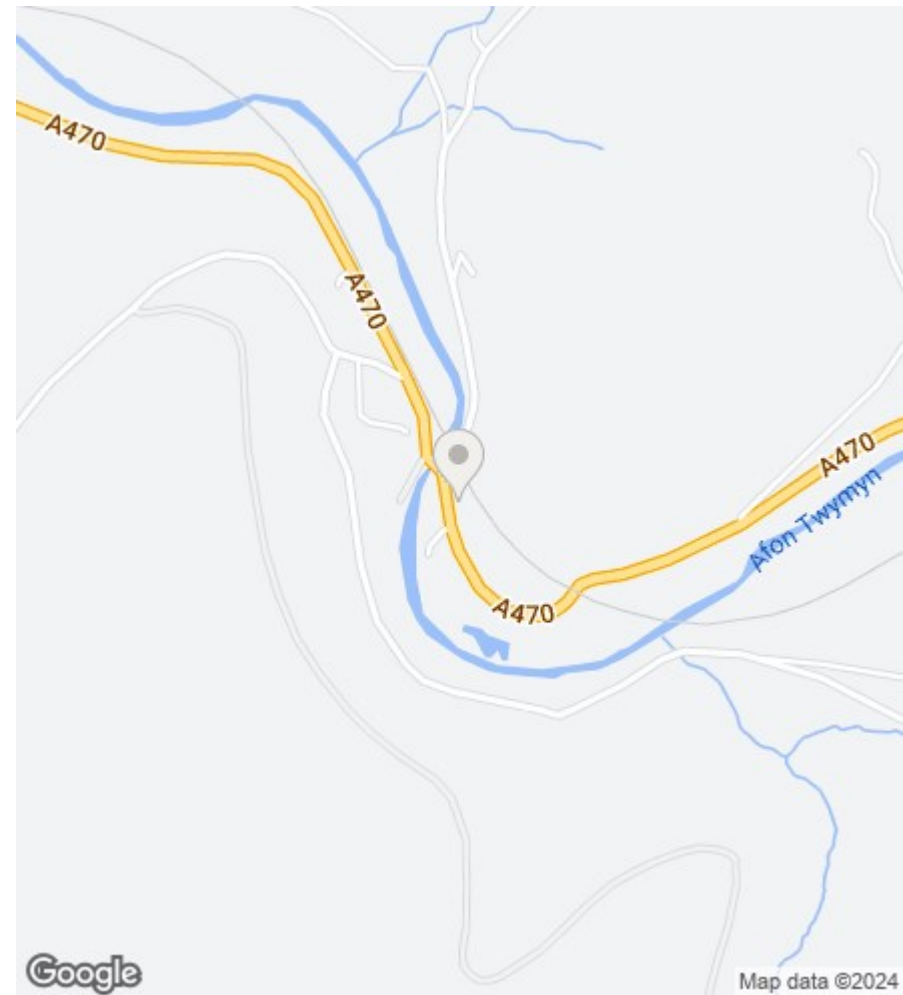
With right of way via a path to the end of the terrace, a spacious enclosed garden area backing on to the railway line.



### 8 The Terrace



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elandells Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>39</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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