

**Monthly Rental Of £525**



Machynlleth is an ideal central location for travel to all parts of North and central Wales. It has excellent transport link via the mainline railway which links the Midlands to Aberystwyth and the Cambrian Coast.

Tourism is the primary employment sector in the area. Several mountain biking trails can be found nearby and walking is a popular pastime. The visitor centre at the Centre for Alternative Technology is a popular draw for people from all over the developed world. Agriculture also continues to play a significant part in the local economy.

- **Ground Floor Apartment**
- **Modern Kitchen**
- **Convenient Location**
- **1 Bedroom**
- **Newly Decorated**

## ACCOMMODATION

### Kitchen

Modern fitted kitchen units Including integrated oven and hob & Fridge Laminate flooring

### Lounge area

Newly decorated Laminate flooring Bay window to front brand new Electric heating

### Bedroom

Double doors to small patio Laminate flooring  
Newly decorated Electric heating

### Shower Room

Shower cubicle with electric shower Hand basin  
WC

Electric storage heating

Off road parking

Council Tax Band A

EPC rating E

This is a no smoking property  
No Pets





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



# Energy performance certificate (EPC)

Flat 1  
Paris House  
Penrallt Street  
MACHYNLLETH  
SY20 8AJ

Energy rating

E

Valid until: 29 May 2025

Certificate number: 7408-9053-6245-6945-7994

Property type

Ground-floor flat

Total floor area

29 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60