

# MSPROPERTIES

## ESTATE AGENCY

Cysgod Y Gwynt, SY23 1DU

**GUIDE PRICE £349,995**

**FOR SALE / AR WERTH**



### Property Features:

- Viewing Recommended
- 2 Reception Rooms
- 3 Bathrooms
- Modern & High Specifications
- 4 Bedrooms
- Freehold Town House
- Basement
- Large Rear Sun Terrace

## Description

A rare opportunity to purchase a large 4 bedroom modern family home in the heart of Aberystwyth. This terraced town house is situated within a short walking distance of the town centre, castle grounds and promenade, offering a range of services and facilities including: hospital, supermarkets, high street brands, local primary and secondary schools and excellent transport links.

The Ground floor offers; W.C (wet room), Dining room, large Living Room, spacious modern Kitchen with door leading to workshop/utility room and sun terrace as well as stairs down to the basement currently utilised as a home bar.

Whilst the first floor offers a large family bathroom, 2 large double Bedrooms, both with built in wardrobes, one with door to main bathroom and the other en-suite w.c/sink. The second floor offers two good sized bedroom one having en-suite shower room.

This property benefits from gas central heating and double glazed windows, ample space for the family with many uses, one being utilising the dining room as a ground floor en-suite bedroom.

A fantastic property for a family looking for a town house or an investor looking into the buy to rent sector. Viewings highly recommended.

## Floor Plan



**Entrance:**

Through a wood effect Upvc front door, the hallway offers ample sockets and laminate wood flooring with doors leading to:

**Basement:** 5.00m ( 16'5" ) x 4.02m ( 13'3" )

Accessed under the stairs, spacious basement currently utilised as a home bar and disco

**Kitchen:** 4.26m ( 14'0" ) x 3.46m ( 11'5" )

A well presented kitchen with ample sockets and storage via low and high level fitted kitchen units, large range cooker with matching extractor hood, white 1.5 bowl ceramic sink, American style f/freezer with brick style tiled walls and large porcelain floor tiles.

**Lounge:** 6.09m ( 20'0" ) x 3.67m ( 12'1" )

Well presented large family living room, with fire surround, laminate flooring, two Upvc windows to the front and modern panelled radiators.

**Dining Room:** 3.25m ( 10'8" ) x 2.34m ( 7'9" )

Light and well kept dining room, offering Upvc window to the rear/side, laminate wood flooring, panelled radiator and door leading to:

**Wet Room:** 1.16m ( 3'10" ) x 2.20m ( 7'3" )

Rear GF wet room/W.C with pedestal sink, low level flush toilet, wet room shower with mixer, Upvc window to the side, panelled radiator and shower panelled walls.

**Landing:**

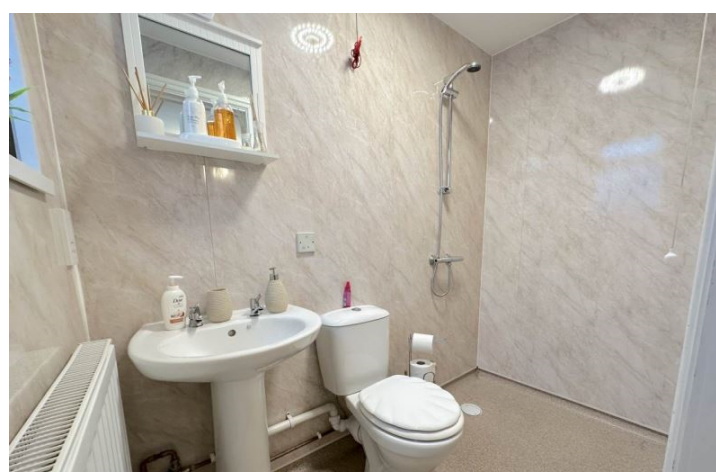
Stairs leading from the ground floor with modern carpet, ample light from rear windows with access to:

**Bathroom:** 3.81m ( 12'6" ) x 2.16m ( 7'2" )

Lovely modern family bathroom, with bath, large power shower, low level flush toilet, his and hers twin sinks with vanity cupboards, tiled floor to ceiling walls and hard flooring, with door leading to master bedroom:

**Bedroom 1:** 4.24m ( 13'11" ) x 3.08m ( 10'2" )

Large master bedroom with modern fitted wardrobes offering ample storage, Upvc window



to front, panelled radiator, ample sockets and fitted carpet.

**Bedroom 2:** 3.30m ( 10'10" ) x 2.90m ( 9'7" )  
Large double bedroom with fitted wardrobes offering ample storage, Upvc window to rear, panelled radiator, ample sockets, fitted carpet and door leading to:

**En-suite:**  
En-suite toilet with low level flush toilet, pedestal hand basin, floor to ceiling white tiles and shaver point/light.

**Bedroom 3:** 3.73m ( 12'3" ) x 2.72m ( 9'0" )  
Double bedroom with velux to the front, panelled radiator, ample sockets and fitted carpet.

**Bedroom 4:** 3.30m ( 10'10" ) x 4.50m ( 14'10" )  
Large double bedroom with velux window to the rear, panelled radiator, ample sockets and fitted carpet, with door leading to:

**En-suite:** 1.67m ( 5'6" ) x 1.55m ( 5'2" )  
Modern En-suite with chrome towel radiator, low level toilet, pedestal sink and shower cubicle with shower panels.

**External:** 6.20m ( 20'5" ) x 3.51m ( 11'7" )  
Accessed through the Kitchen into the rear yard area, door leading into spacious workshop?Utility with lights, power and washing machine plumbing.  
Stairs lead up to the flat roof currently utilised as a sun terrace and private outdoor area.

**Services:**  
Mains electric, gas, water and drainage.  
Telephone subject to BT terms and conditions.  
The house is Council Tax D

**Viewings:**  
All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

**Important Information:**  
ANTI-MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.



## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	