

MSPROPERTIES

ESTATE AGENCY

GF Flat Bryncynon, High Street, SY23 1JG

GUIDE PRICE £149,950

FOR SALE / AR WERTH



Property Features:

- Freehold
- Ground Floor Flat
- Viewings via agency only
- 1 Bedroom Flat
- Shared Garden
- Town Centre
- Double Glazing

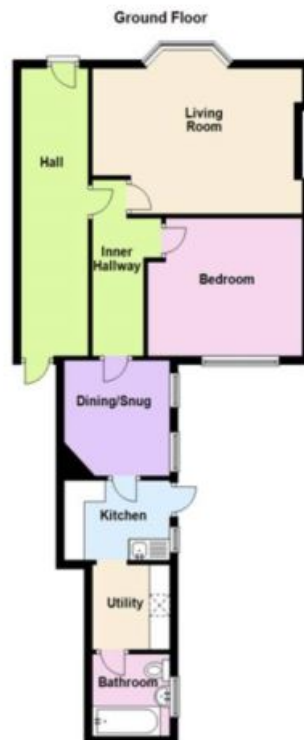
Description

An opportunity to purchase a spacious one bedroom flat in the heart of Aberystwyth. This freehold ground floor flat 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 a living room, double bedroom, diner/snug, kitchen, utility, bathroom and outdoor space. Gas mains central heating, double glazing, mains electricity and water/sewage.

Ideal for an individual or couple looking to reside or an investor looking into the buy-to-rent sector. Viewings are highly recommended, via agent only.

Floor Plan



This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property.
It is not to scale and should not be relied upon for dimensions.
MS Properties are not liable for any incorrect measurements or layout.

Entrance:

Access off High Street through uPVC front door with lovely Victorian style tiled flooring and access into the Ground floor flat.

Hallway:

Doors leading into Lounge, Bedroom and rear rooms, lovely victorian style tiled floors

Lounge: 3.42m (11'3") x 5.19m (17'1")

Spacious living area with uPVC bay to the front, ample power sockets and fitted carpet.

Bedroom: 3.24m (10'8") x 3.65m (12'0")

Spacious bedroom currently utilized as a twin, uPVC window to the rear garden, ample sockets and fitted carpet.

Dining/Snug: 2.72m (9'0") x 2.87m (9'5")

Handy additional reception room, possibility to expand into the kitchen. Currently utilized as a dining room.

Kitchen: 1.88m (6'3") x 1.97m (6'6")

With fitted wall and base units, sink and drainer, space and wiring for cooker. uPVC window and stable-style door to the side.

Bathroom: 1.93m (6'4") x 1.93m (6'4")

Bathroom offering bath with overhead shower, low level WC and pedestal sink, uPVC window to the side

Rear:

Accessed through the kitchen, spacious outside space shared with Maisonette above, handy side access onto High Street.

Services:

We are advised that Mains Electricity, Gas, Water and Sewerage are connected. Council Tax band was "B" (currently as entire building)

Viewings:

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

Important Information:

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be



no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. These particulars are issued in good faith but do not represent fact or form part of an offer or contract. The information referred to in these particulars should be independently verified by the vendor or buyer. Neither MS Properties or it's employees have any authority to make representation or warrant any information in relation to this property.



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			66				81
EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC		England & Wales	