

# MSPROPERTIES

## ESTATE AGENCY

29 Brongwinau, SY23 3BQ

**GUIDE PRICE £195,000**

**FOR SALE / AR WERTH**



### Property Features:

- Spacious Lounge
- Freehold Semi-Detached
- Corner Plot
- Open plan Kitchen/Diner
- 2 Miles from Aberystwyth
- 3 Bedrooms
- Popular residential Area

## Description

### SUMMARY

A 3 bedroom Semi detached house offering good size accommodation suitable for couples and families of all age groups. The property occupies a pleasant corner/end plot on the residential estate made up of similar properties.

### DESCRIPTION

Within 2 miles of the University town and seaside resort of Aberystwyth a freehold 3 bedroom semi detached house with gas fired central heating system, upvc windows and doors, modern fitted kitchen and bathroom with shower. Provide a comfortable family home. The property is pleasantly located on an established residential estate. This is a popular estate close to the primary school and within easy reach to the main shopping centre of Aberystwyth and the main establishment of employment in the area including the University colleges, The National Library of Wales and Institute of Biology Environmental and Rural Sciences at Plas Gogerddan Penrhynoch. Comins Coch lies within unspoilt rural surroundings with excellent views of the rural countryside. The house was built by local authority some 50 years ago of traditional cavity wall construction with an external elevation of rendered and painted finish. The main wall supports a pitched roof laid with concrete interlocking tiles. This family house provides the following accommodation.

## Floor Plan

**Canopy Porch:**

With UPVC double-glazed front entrance door leading to:

**Hall:**

With stairs to first floor, panel radiator and door to:

**Lounge:** 4.48m ( 14'9") x 3.78m ( 12'5")

With window to front. Laminate floor covering. Tile fireplace surround with coal effect gas living flame fire. Three twin power points. Double panel radiator. Understairs storage cupboard and door to:

**Kitchen/Dining Room:** 5.50m ( 18'1") x 3.00m ( 9'11")

With a range of fitted units comprising four drawer cupboards, seven base cupboards, and seven wall cupboards. The worktops above incorporate a single drainer sink. Four-ring gas hob, built-in electric oven. Four twin power points, cooker control with power point. Panel radiator. Wall-mounted Worcester gas-fired boiler which heats the water and central heating. Electric meters and consumer unit. Door to outside rear and windows to the rear and side.

**First Floor:**

Approached by easy rise staircase to central landing with window to side adding natural lights. Single power point and doors to:

**Bathroom:**

With modern white suite comprising of P-end bath with shower unit above. Low flush WC, pedestal wash hand basin. Panel radiator. Extractor fan. Ceiling down lights. Window to rear.

**Rear Bedroom:** 3.06m ( 10'1") x 3.20m ( 10'6")

With window to rear. Two twin power points. Panel radiator.

**Main Bedroom:** 3.80m ( 12'6") x 3.20m ( 10'6")

With window to front. Two twin power points. Double panel radiator.

**Front Bedroom:** 2.90m ( 9'7") x 2.21m ( 7'4")

With window to front. Twin power point. Panel radiator.

**Outside:**



To front lawned garden with pedestrian pathway leading to front door and returning to side leading to rear garden. Timber decked seating area. Garden store shed.

**Services:**

We are advised that mains electric, gas, water and drainage are connected. Gas-fired central heating system. Council Tax Band C.

**General:**

This is a well-planned house, ideal for couples or families seeking a convenient location in which to reside.

**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.

**Continued:**

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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92- A)			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92- 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		
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G		
		67	85				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	