

MSPROPERTIES

ESTATE AGENCY

13 Green Gardens, SY23 1BB

GUIDE PRICE £220,000

FOR SALE / AR WERTH



Property Features:

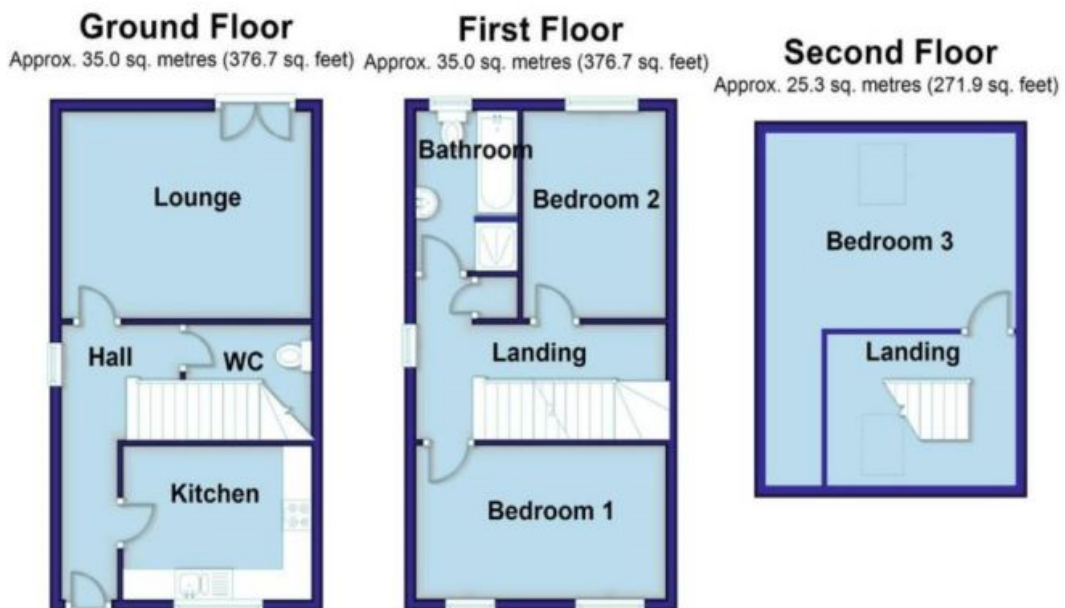
- Gas Fired Central Heating
- Double Glazing
- Walking distance to Aberystwyth
- Convenient Location
- 3 Bedrooms
- Freehold
- End Terrace
- Viewing Recommended

Description

A lovely three bedroom, three storey, modern town house situated in Trefechan just outside the centre of Aberystwyth. This great property is currently utilised as a family home and would be ideal for first time buyer or even as a investment for long term rental, offering good access to a host of amenities on offer in this vibrant university town such as the nearby Marina. The accommodation comprises, Entrance Hall, Kitchen, Cloakroom/WC, Lounge, Stairs to First Floor, Two Bedrooms, Bathroom, Stairs to Second Floor & Bedroom Three.

Aberystwyth: The home of The National Library for Wales, Aberystwyth University and a seasonal seaside resort. Offering high street brands and local shops, Supermarkets, Restaurants, bars and great transport links by bus & train.

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:

Accessed via the UPVC half panelled glazed front entrance door to, hallway:
Electric meter. Power point. Telephone point.
Double window to side elevation. Stairs to first floor.

Kitchen: 3.25m (10'8") x 2.50m (8'3")

Offering fitted base and wall units in wood effect, laminated worktops, wall mounted gas combi boiler, stainless steel sink and drainer, integrated extractor, freestanding cooker/hob and space for under counter washing machine. Upvc double-glazed unit to the front and central heating.

W.C:

Low flush WC. Pedestal wash hand basin. Panelled radiator. Extractor fan.

Lounge: 4.40m (14'6") x 3.42m (11'3")

Spacious family living room with Upvc patio double doors to the rear garden, ample power point, gas mains radiator and fitted carpets.

Landing:

Landing with doors leading off the first floor, and stairs to 2nd floor landing ideal for workspace or storage.

Bedroom 1: 4.30m (14'2") x 2.60m (8'7")

First-floor double bedroom to the front, Upvc double glazing, ample power points, central heating radiator and fitted carpet.

Bathroom: 3.00m (9'11") x 1.90m (6'3")

Family bathroom with panelled shower cubicle, electric shower unit. Pedestal ceramic sink, low-level WC, and panelled bath. uPVC double-glazed window to the rear, radiator and vinyl flooring.

Bedroom 2: 3.40m (11'2") x 2.45m (8'1")

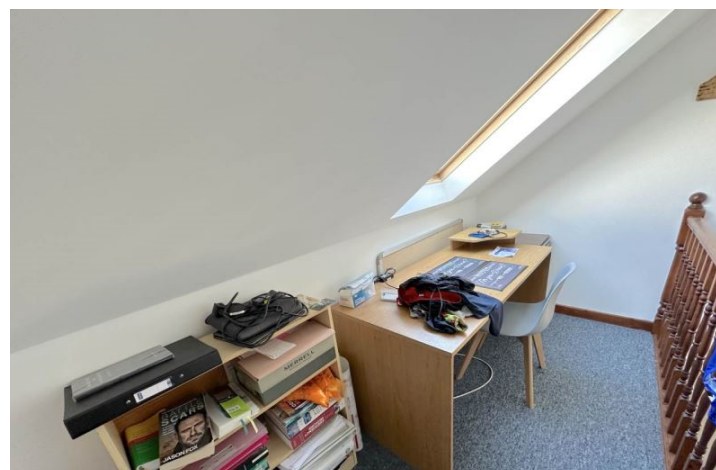
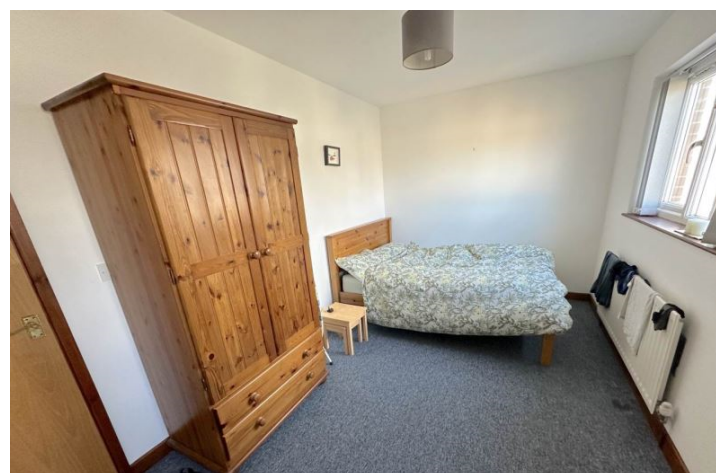
Large First-floor double bedroom to the rear, Upvc double glazing, ample power points, central heating radiator and fitted carpet.

Bedroom 3: 4.34m (14'3") x 3.20m (10'6")

Lovely spacious second-floor double bedroom to the rear, Velux double glazing, ample power points, central heating radiator and fitted carpet.

Services:

We are advised that mains electric, water and drainage. Gas mains central heating system.



Council Tax Band "D"

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		Environmental Impact (CO ₂) Rating	
Current	Potential	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	85
(69-80) C		(69-80) C	72
(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	
	70		85
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	