

# MSPROPERTIES

## ESTATE AGENCY

9 Crynfryn Buildings, SY23 2BD

**GUIDE PRICE £165,000**

**FOR SALE / AR WERTH**



### Property Features:

- 2 Bedrooms
- Town Centre
- Convenient Location
- Close to local amenities
- Close to Sea Front
- Council Tax Band "D"
- Investment Opportunity
- Freehold Mid Terrace

## Description

A terraced 2 bedroomed house with rear yard.

Crynfryn Buildings forms part of the quiet residential cul-de-sac of similar town properties and within a short walking distance of the town centre and local amenities on offer. Aberystwyth has undergone considerable re-development over recent years with the new development of Tesco's and Marks & Spenser's stores. Aberystwyth has an excellent range of both social, leisure and educational facilities to cater for the large local and student populations.

9 Crynfryn Buildings would ideally suit first time buyers or those wishing to investment in a town property. As well as the towns amenities and the sea front, this property is also in a quiet location. Unless expressly stated all rooms have a range of power points, double glazed windows and radiators.

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Porch:** 1.40m ( 4'8" ) x 1.50m ( 5'0" )

Accessed through the front porch with wood front door, window to the front and door leading to:

**Hallway:** 1.02m ( 3'5" ) x 0.80m ( 2'8" )

Stairs to first floor accommodation and door leading to:

**Lounge:** 3.00m ( 9'11" ) x 3.80m ( 12'6" )

Good space, this room has some beautiful originally features such as a fireplace which could be restored to its former glory. Alcoves in this room either side of the fireplace have also allowed for built-in storage to be made, with both shelving and cupboards occupying the space. Window to the front and door to kitchen:

**Kitchen/breakfast room:** 2.12m ( 7'0" ) x 3.98m ( 13'1" )

Comprising of single drainer stainless steel sink unit, base and eye level units. Appliance spaces tiled splash backs, cooker point, radiator and shelving. Wall mounted Linica he gas central heating boiler. Plumbing for automatic washing machine. Door and window to rear.

**Landing:**

Doors to bedrooms and bathroom. Carpet to floor. Hatch to loft space.

**Bathroom:** 2.15m ( 7'1" ) x 1.70m ( 5'7" )

Comprising panelled bath with Triton shower over and screen. Low level flush wc. Pedestal wash hand basin. Splash backs. Towel rail, radiator and obscured window to rear.

**Front Bedroom:** 4.05m ( 13'4" ) x 2.85m ( 9'5" )

With a window to the front letting in natural light, this well-proportioned room easily fits a double bed and benefits from carpet to the floor and ample space.

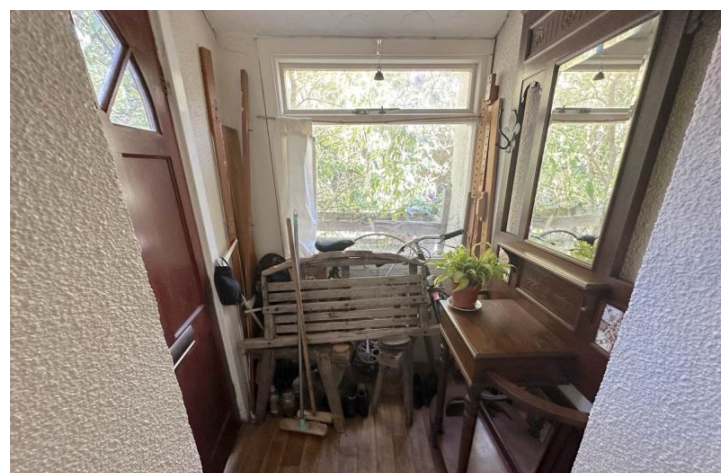
**Rear bedroom:** 2.13m ( 7'0" ) x 3.08m ( 10'2" )

With window to rear, radiator and fitted wardrobe.

**Externally:**

Parking opposite the property, with extended path/space to the front porch with a rear enclosed paved garden.

**Services:**



We are advised the Water, Sewage, Electricity and Gas is on Mains supply with a council tax band "B"

**Viewings:**

All Viewings are 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 cooperation in order that there will be no delay in agreeing to 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.
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 nor its employees have any authority to make representation or warrant any information in relation to this property.



**EPC Certificate**

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