

# MSPROPERTIES

## ESTATE AGENCY

4 Union Street, SY23 1NX

**GUIDE PRICE £240,000**

**FOR SALE / AR WERTH**



### Property Features:

- Convenient Location
- Mid Terraced House
- Rented 2023/24 Academic Year
- Student Property
- 5 Bedrooms
- Investment opportunity
- Freehold Town House

## Description

An opportunity to purchase a spacious 5-bedroom townhouse in the heart of Aberystwyth. This terraced 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.

5 Bedroom Townhouse in Aberystwyth Town Centre close to the railway station & Taxi rank. This property offers a good-sized communal lounge, ground-floor kitchen with dishwasher and utility room with washing machine and dryer. This property also offers spacious bedrooms, some with double beds, two bathrooms, one being on the ground floor and the second on the first floor, this property also offers a rear yard. A fantastic property for a family looking for a town house or an investor looking into the buy to rent sector.

PLEASE NOTE THIS PROPERTY IS CURRENTLY RENTED TO STUDENTS AS A HMO FOR 2023-24 ACADEMIC YEAR FOR £1,950 PCM

## Floor Plan

**Hallway:**

Accessed by uPVC entrance door. Provides a double panel radiator, stairs to the first floor and a door to;

**Lounge/Diner:**

With windows to the front and rear. Wooden flooring throughout with gas fire feature in the living area. Provides a door to;

**Kitchen:**

With a range of base and wall units. Integrated electric oven and separate gas hob unit. Provides doors to rear yard and utility area.

**Utility:**

Provides a window to the rear yard. It has a number of sockets and a worktop space along with plumbing for a washing machine available. Access to ground floor bathroom.

**Bathroom 1:**

Provides a low-level WC and a shower unit with tiling from floor to ceiling.

**First Floor:**

Approached by stair case from the ground floor. Leading to all rooms on the first floor.

**Bedroom 1:**

With a window to the rear. Double panel radiator and a built-in storage cupboard.

**Bathroom 2:**

Provides a low-level WC. Double shower unit and a wash hand basin. Tiling from floor to ceiling.

**Bedroom 2:**

With a window to the rear. Double panel radiator and a number of sockets.

**Bedroom 3:**

With two windows to the front. Provides a built-in wardrobe covering the entirety of one of the walls.

**Second Floor:**

Approached by stair case from the first floor. Leading to all rooms on the second floor.

**Separate Toilet:**

Provides a low-level WC and a wash hand basin.





**Bedroom 4:**

With a window to the rear. Double panel radiator and a number of sockets.

**Bedroom 5:**

With a window to the front and a double panel radiator.

**Services:**

Mains electric, gas, water and drainage.  
Telephone subject to BT terms and conditions.  
The house is Council Tax 'E'

**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 cooperation in order that there will be no delay in agreeing on 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 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		
	(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
			66				84
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	