

MSPROPERTIES

ESTATE AGENCY

Maesawel, Pant-y-Crug, SY23 4EF

GUIDE PRICE £159,950

FOR SALE / AR WERTH



Property Features:

- Village Location
- Development opportunity
- 3 Bedrooms
- Kitchen/Dining Room
- Subject to occupancy clause
- Freehold
- In need of renovation
- Detached Bungalow

Description

SUMMARY

A freehold detached 3 bedroom bungalow of "Woolaway" construction type, in need of extensive renovations. Situated in a rural location. SUBJECT TO A SECTION 106 RESTRICTED OCCUPANCY

DESCRIPTION

This freehold detached bungalow occupies a private plot in the rural settlement of Pantycrug which lies some 5 miles east of the University town and seaside resort of Aberystwyth. The property has been vacant for a number of years and has suffered from water damage from a burst pipe and now require complete renovations of the fixed equipment. this is a non-traditional form of construction built of pre concrete panels known as a "Woolaway" system of build and design. The property is sold under a Section 106 occupancy clause. Local affordable homes scheme and this requires prospective purchasers to qualify under local authority housing requirements to meet the affordable homes criteria or Agricultural /forestry worker.

Floor Plan

Entrance Door:

Upvc front entrance door leading to

Porch:

Built under a poly carbon roof, twin power point, plumbing for automatic washing machine and door to

Kitchen: 4.20m (13'10") x 1.78m (5'11")

With 7 base cupboards, 5 drawer cupboards, 4 wall cupboards, panel radiator, 2 twin power points, cooker control with power points, electric consumer units, door to boiler cupboard housing Trianco oil fired boiler which heats hot water and central heating, master programmer. Double opening to

Dining Room: 2.77m (9'2") x 2.57m (8'6")

With sliding patio door to outside rear, panel radiator.

Front Reception Hall:

With door to front porch and door to:

Lounge: 3.32m (10'11") x 4.28m (14'1")

With window to front and side adding natural lights, double panel radiator, single and twin power points and open fireplace with tile surround.

Inner Hall:

With door to

Front Bedroom: 2.73m (9'0") x 3.32m (10'11")

With window to front, panel radiator, single power point.

Main Bedroom: 3.33m (11'0") x 3.32m (10'11")

With window to front, panel radiator, 2 single power points.

Rear Bedroom: 2.74m (9'0") x 2.40m (7'11")

With window to rear, panel radiator, single power point.

Separate Toilet:

With low flush WC.

Bathroom:

With panel bath with Redring super electric shower unit above, panel radiator, vanity wash



hand basin.

Outside:

Property stand within its own private plot with established gardens which have reverted to nature and now require some attention to the ornamental shrubs and lawned gardens.

Services:

Mains electric and water, private drainage.

General:

This is an excellent opportunity of purchasing a detached bungalow residence in need of extensive home renovations. The property is sold under a Section 106 affordable homes which requires prospective purchasers to qualify under local authority housing requirements to meet the affordable homes criteria in order to occupy. Prospective purchasers should make their own enquiries with Ceredigion County Council forward planning department to confirm if they qualify to buy the bungalow.

Viewings:

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

Important Information:

ANTI-MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing on the sale.

EPC Certificate

