

# MSPROPERTIES

## ESTATE AGENCY

101a Ger Y Llan, SY23 3TR

**GUIDE PRICE £195,000**

**FOR SALE / AR WERTH**



### Property Features:

- 2 Bedrooms
- Viewing Recommended
- Kitchen/Dining Room
- Village Location
- Freehold Semi-Detached
- Popular residential Area
- South Facing Garden
- Ample Private Parking

## Description

### SUMMARY

A freehold semi-detached modern 2 bedroom house in a central village location close to good local amenities. Deep south facing rear garden. Off street parking for 4 cars

### DESCRIPTION

This well presented starter home provides good size accommodation ideal for couples of all age groups. The property is situated on a popular residential estate in the centre of the village of Penrhyncoch which offers comprehensive range of everyday amenities with public transport to University town and Seaside resort of Aberystwyth which offers excellent social educational and shopping facilities. The property was built some 25 years of traditional concrete block and brick walls with part rendered external elevation. The main walls support a pitched roof laid with tiles. Windows are of double glazed units. This is a low maintenance home.

## Floor Plan



### **Front Canopy Porch:**

Timber panel entrance door with fan light leading to:

### **Hall:**

With stairs to first floor . Night storage heater  
Telephone point. Doorbell chime and oak type door to:

**Lounge:** 4.47m ( 14'8" ) x 2.82m ( 9'4" )

With window to front. Feature marble type fireplace surround and hearth with electric insert. three twin power points television point Night storage heater. Understairs storage cupboard. Door to:

**Kitchen/Breakfast Room:** 3.77m ( 12'5" ) x 2.68m ( 8'10" )

With window and door to rear. Range of fitted units comprise of Integral fridge and freezer. Five base cupboards two drawer cupboards. Work top above incorporating four ring electric hob and oven. Single drainer sink. Four twin power points. Plumbing for automatic washing machine.

### **First Floor:**

Approached by easy rise staircase to central landing with doors to:

### **Bathroom:**

With white colour suite comprise of panel bath with electric shower unit above. Low flush WC Pedestal wash hand basin. shaver light, Wall mounted fan heater. Extractor fan.

**Rear Bedroom:** 3.47m ( 11'5" ) x 2.09m ( 6'11" )

With window to rear. Wall mounted panel electric heater. two twin power points Telephone point.

**Main Bedroom:** 3.14m ( 10'4" ) x 2.80m ( 9'3" )

With window to front. wall mounted electric heater. Built in triple wardrobe. Four twin power points.

### **Airing Cupboard:**

Housing factory lagged copper hot water cylinder with electric immersion heater.

### **Outside:**

To front open plan lawn garden with tarmac driveway leading to side offering off street parking for 4 cars. Pedestrian gate access leading to Rear Enclosed lawn garden with useful timber built



garden workshop 10' x 6'. The rear garden enjoys a warm south facing aspect.

**Services:**

We are advised that mains Electric, Water and drainage are connected. Electric heating system.

**General:**

The property will expressly appeal to first time buyers seeking a conveniently located modern house of low maintenance design. The present owners have prepared plans to build a two storey extension to the side.

**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 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. 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				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>			(92-100)	<b>A</b>		
(81-91)	<b>B</b>			(81-91)	<b>B</b>		
(69-80)	<b>C</b>			(69-80)	<b>C</b>		
(55-68)	<b>D</b>			(55-68)	<b>D</b>		
(39-54)	<b>E</b>			(39-54)	<b>E</b>		
(21-38)	<b>F</b>			(21-38)	<b>F</b>		
(1-20)	<b>G</b>			(1-20)	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	