

MSPROPERTIES

ESTATE AGENCY

31 Maes Maelor, SY23 1SZ

GUIDE PRICE £219,000

FOR SALE / AR WERTH



Property Features:

- Only 1 mile from Aberystwyth
- Nice Culde Sac position
- Modern Fitted Kitchen
- Freehold Semi-Detached
- Modern Bathroom
- Viewing Recommended
- 3 Bedrooms
- Open Plan Design

Description

SUMMARY

A freehold 3 bedroom semi detached house offering a modern open plan design living area with modern fitted kitchen and bathroom installed recently. Popular residential area within half mile of Aberystwyth town centre.

DESCRIPTION

This semi detached house is conveniently located near the centre of this favoured residential area. There are shops, primary school, recreational area and other social amenities in Penparcau with a frequent bus service to and from the University town and seaside resort of Aberystwyth which is within 1 mile distance. The out of town development at Parcyllyn is within easy distance which offers modern retail units providing excellent shopping and local employment. The property has been subject to extensive work to build new main walls under local authority supervised grant scheme carried out by an approved contractor. The external walls are of attractive mellow brown facing brickwork under a pitched roof laid with tiles. Windows are of UPVC units. The property has been renovated in recent times to provide a contemporary design and modern touch. The property back on to farm land at the foot of Pendinas with a south facing aspect.

Floor Plan



Ground Floor:

UPVC double-glazed front entrance door leading to:

Reception Hallway:

With stairs to first floor. Panel radiator. Power point. Door to:

Open Plan Living Area:

Open plan design offering Lounge, Dining Area and an open plan kitchen divided by a central breakfast island.

Lounge/Dining Area: 7.54m (24'9") x 3.33m (11'0")

With windows to the rear and a door to lean-to Garden room. Three ceiling lights, ample power point. Panel radiators.

Kitchen Area: 3.45m (11'4") x 3.00m (9'11")

With window to front. Range of white fronted shaker style fitted units comprise of Integral fridge and freezer. Nine base cupboards. Four-drawer cupboards. Five-bottle rack. Double wall cupboard. Work tops incorporating four-ring ceramic hob and single drainer sink. Built-in oven. Three twin power points. Stable type door to:

Side Entrance Hall/Utility: 4.30m (14'2") x 2.33m (7'8")

With door to front and rear. Toilet with flush WC.

First Floor:

Approached by an easy-rise staircase to:

Landing:

With window to front. Twin power point. Panel radiator. Doors to:

Bathroom:

Paneled bath with shower head above. Low flush WC. Wash hand basin.

Rear Bedroom: 3.37m (11'1") x 3.06m (10'1")

With window to rear. Built-in wardrobe. Storage cupboard housing wall-mounted gas-fired boiler which heats hot water and central heating. Three twin power points.

Main Bedroom: 3.79m (12'6") x 3.32m (10'11")



With window to rear. Panel radiator. Three twin power points. Two built-in double wardrobes.

Front Bedroom: 2.53m (8'4") x 2.12m (7'0")

With window to front. Panel radiator. Built-in wardrobe. Two double power points.

Outside:

To front: steps ascending to front garden. To rear: deep south-facing garden backing on to farm land. Mainly laid to lawn.

Services:

We are advised that mains electric, gas, water and drainage are connected. Gas-fired central heating system. Council Tax Band C.

General:

The property has been tastefully refurbished to provide a modern house ideal for couples or families of all age groups.

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.

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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 constitute an offer of any financial product.



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C	80	86
	(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			
		73	86				
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			