

MSPROPERTIES

ESTATE AGENCY

10 Caergog Terrace, SY23 1EP

GUIDE PRICE £349,995

FOR SALE / AR WERTH



Property Features:

- Investment or Family Home
- over £25k income 2022/23
- Freehold
- End Terrace
- Convenient Location
- Gas Fired Central Heating
- Garage

Description

A beautifully presented 5 bedroom period property currently utilised as an HMO property. Caergog Terrace is a short walk from the University, the Welsh Assembly buildings and the Seaside town which offers a range of services and facilities including, Hospital, Supermarkets and High Street Brands. With recent redevelopment which is still ongoing with the recent opening of the Tesco store and Marks & Spenser's store. Aberystwyth continues to go from strength to strength. Brynglas Road benefits from having paths to the University and being a short distance away from The National Library of Wales, Bronglais Hospital, Primary and Secondary Schools.

The 5 Bedroom house currently a HMO could easily be returned to a family home. The ground floor offers a 2 double bedrooms, Large modern kitchen and utility room. Whilst the 1st Floor offers 1 large Double Bedroom, Large Living room flooded with natural light, and bathroom with Separate Bath and Shower. The 2nd Floor offers 2 double bedrooms, one with a good-sized en-suite shower room. The property benefits from Gas Fired Central Heating (New Boiler installed recently), Double Glazing, Yard to the side garden and detached garage.

Viewings highly recommended to see the quality of the Investment or the opportunity for a spacious family home.

The investment property currently receives in excess of £25,000 per annum (2023/23 academic year) from 5 tenants producing a good yield investment. When the property was converted into an HMO Property it was always kept in consideration the ease to revert back to a residential property.

Floor Plan



Entrance Hall:

The main entrance to the property. Provides access to both ground floor bedrooms and the kitchen. Stairs to the first floor and half landing.

Bedroom 1: 3.86m (12'8") x 3.30m (10'10")

Large double bedroom located on the ground floor. Benefits from multiple sockets, bay window to front, window to side, radiator and furnished to an extremely high standard.

Bedroom 2: 3.62m (11'11") x 3.26m (10'9")

Spacious double bedroom located on the ground floor. Benefits from multiple sockets, window to rear, radiator and furnished to a high standard.

Kitchen: 4.15m (13'8") x 3.05m (10'1")

Well presented Kitchen with oak units and integrated appliances, double electric Oven, large gas hob and extractor. Dark worktops with ample preparation space and breakfast area. Tiled floor and ample sockets throughout., Door leading to yard & utility room;

Utility Room: 1.59m (5'3") x 3.05m (10'1")

Utility area through kitchen with ample space for washing machine/tumble dryer etc, cupboards for storage, sink and worktops.

Bathroom:

Large bathroom accessed via half landing. Offering panelled Bath, wash hand basin, large separate shower cubicle and WC. Benefits from tiled floors and tiled to water sensitive areas, window to side and large airing cupboard.

Landing:

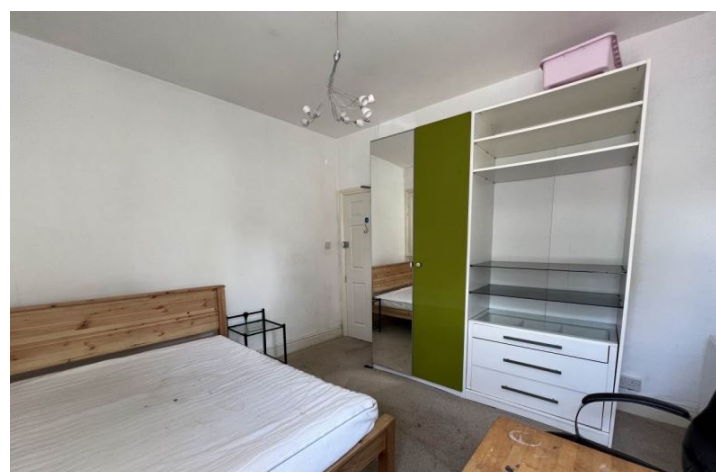
Stairs from the ground floor. Access to half landing, stairs leading to the second floor. Provides access to Living room and Bedroom 3.

Bedroom 3: 3.61m (11'11") x 3.62m (11'11")

Spacious double bedroom located on the 1st floor. Benefits from multiple sockets, window to rear, radiator and furnished to an extremely high standard.

Living Room/Dining Room : 3.66m (12'1") x 5.49m (18'1")

Large living room/dining room on the first floor. Offers spacious dining area with window to front. The fantastic living area is flooded with natural light from the large bay window to front and



window to side. Benefits from Fireplace, carpeted floor, multiple sockets and radiator.

Landing:

Stairs leading from 1st floor. Provides access to both bedrooms on the second floor.

Bedroom 4: 3.68m (12'1") x 3.18m (10'6")
 Good sized double bedroom located on the 2nd floor. Benefits from multiple sockets, large window to front, window to side, radiator and furnished to an extremely high standard. Provides access to en-suite.



Bedroom 5: 3.58m (11'9") x 3.56m (11'9")
 Spacious double bedroom located on the top floor. Benefits from multiple, window to rear, radiator and furnished to a high standard.

En-Suite:

Large En-suite shower room offering shower cubicle, WC, and wash hand basin. Benefits from window to front, vinyl flooring, and tiled to water sensitive areas.



External:

Small area to front for pots and storage with brick wall on boarder, private yard to rear with rear access to side road and garage.

Services:

We are advised that mains electricity, gas, water and drainage are connected to the property.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	63		85
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	