

MSPROPERTIES

ESTATE AGENCY

16 Clos Gwilym, SY23 3GA

GUIDE PRICE £179,950

FOR SALE / AR WERTH



Property Features:

- EER C
- Close to local amenities
- Council Tax B
- Private Parking
- Viewings via agency only
- 1 Bedroom
- Walking distance to Aberystwyth

Description

SUMMARY

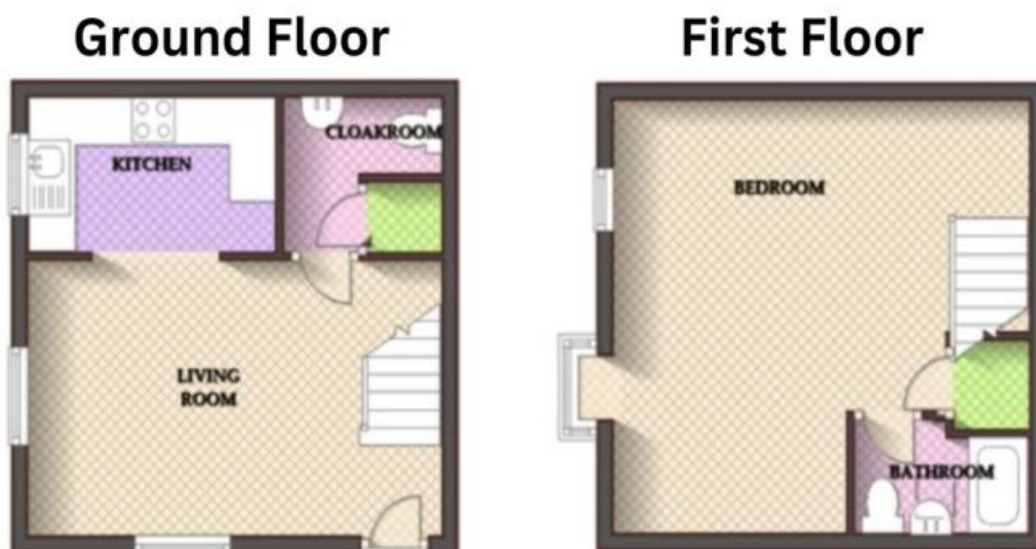
An exciting one-bedroom property home situated on a highly sought-after residential area just outside the centre of Aberystwyth. Part of a distinguishable 'quadrant' design this superbly presented compact home is a short walking distance to the amenities of Parc Y Llyn Retail Parc, Welsh Government and Council Buildings.

DESCRIPTION

The accommodation offers a modern and open layout centred around a refreshingly light living area with an open-plan kitchen and ground floor cloakroom, whilst upstairs there is a wonderful open-plan bedroom with a separate shower room. The location is excellent, providing convenient access (both pedestrian and vehicle) to the University town of Aberystwyth which offers a whole host of retail amenities and facilities as well as the amazing sea front. To sum up, this is a fantastic efficient property loaded with contemporary style and absolutely perfect for those first-timers or investors looking for a stress-free modern home. Allocated parking to front.

Currently rented at £8,160 per annum

Floor Plan



This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. MS Properties are not liable for any incorrect measurements or layout.

Ground Floor:

Upvc double glazed front entrance door leading to:

Open Plan Living Area: 4.95m (16'3") x 3.05m (10'1")

Window to rear, window to side, 2 double panel radiators, 3 twin power points, tv points, feature glazed banister staircase to first floor, door to:

Toilet:

With low flush WC, wash hand basin, tiled floor, understairs storage cupboard, double panel radiator.

Kitchen: 2.81m (9'3") x 1.94m (6'5")

With a range of modern fitted units comprised of 3 base cupboards, 4 wall cupboards and 1 drawer cupboard, worktops above incorporating a single drainer sink, 4 ring gas hob and built-in electric oven, plumbing for automatic washing machine, ample power points, window to rear, 3 twin power point, cooker control, extractor fan.

First Floor:

Approached by easy rise staircase to:

Bedroom: 5.00m (16'5") x 4.96m (16'4")

With windows to rear, panel radiators, multiple power points, tv points, ceiling downlights, store cupboard housing wall mounted boiler which heats hot water and central heating, door to:

En-suite:

Shower cubicle, low flush wc, pedestal wash hand basin, double panel radiator, fully tiled walls and floor, ceiling lights.

Outside:

To front - off-street parking for one vehicle. To rear - garden mainly laid to lawn.

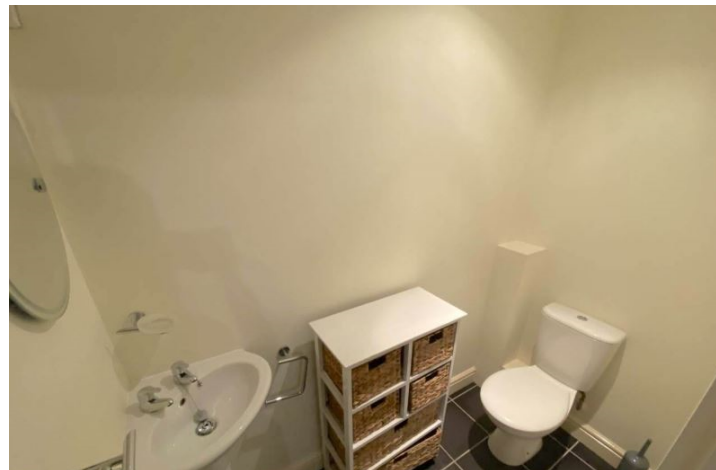
Services:

We are advised that mains electric, gas, water and drainage are connected. Council Tax Band B.

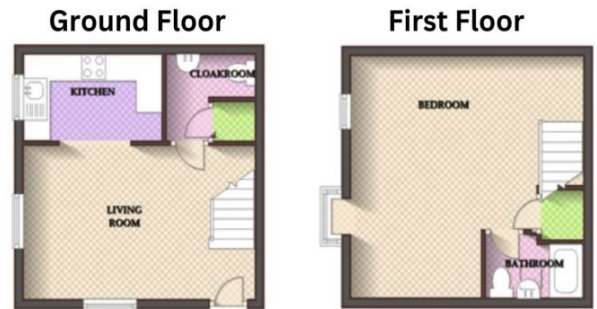
Viewing:

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 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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs			94	Very environmentally friendly - lower CO ₂ emissions			
(92-)	A			(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 ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			