

# MSPROPERTIES

## ESTATE AGENCY

78 Cambrian Street, SY23 1NZ

**GUIDE PRICE £195,000**

**FOR SALE / AR WERTH**



### Property Features:

- Investment or Family Home
- Freehold
- Council Tax Band "D"
- 3 Bedrooms
- Viewings via agency only
- Town Centre
- Double Glazing

## Description

A great opportunity to purchase a 3 bedroom freehold town house in Aberystwyth. No78 is within a very short walk to Plascrug Avenue, Aberystwyth Railway station and Rheidol Retail Park. Aberystwyth town centre is also a short walk where there is a selection of high street shops, banks, restaurants, supermarkets and more. This seaside university town is popular as a holiday resort, university town and as a local residence for families.

Consisting of 3 bedrooms, spacious living room, small kitchen area, spacious bathroom over 3 floors and small rear yard. This property would be ideal for both families and Investors, viewing is recommended and strictly via MS Properties Estate Agency.

## 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

**Entrance:** 0.94m ( 3'2" ) x 6.51m ( 21'5" )  
Accessed from Cambrian street through uPVC front door leading to:

**Living Room:** 3.50m ( 11'6" ) x 6.92m ( 22'9" )  
Spacious family living room with uPVC window to the front and rear, economy 7 heating, power points and fitted carpet.

**Kitchen:** 1.76m ( 5'10" ) x 2.30m ( 7'7" )  
Small but functional kitchen to the rear, uPVC back door and small window, power points, pair of lower and wall units with s/steel sink & drainer. Freestanding cooker.

**First floor:**  
Accessed up the turned staircase with rear window, and doors leading to:

**Bathroom:** 2.07m ( 6'10" ) x 3.45m ( 11'4" )  
Spacious family bathroom, with low level W.C, oedastal sink and freestanding bath, storage cupboard and uPVC window to the rear.

**Bedroom 1:** 4.52m ( 14'10" ) x 3.20m ( 10'6" )  
Main bedroom with bay window to the front, power points, fitted carpet.

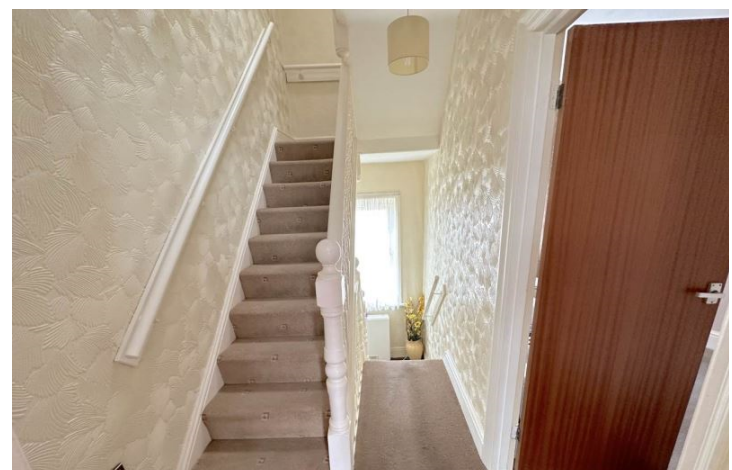
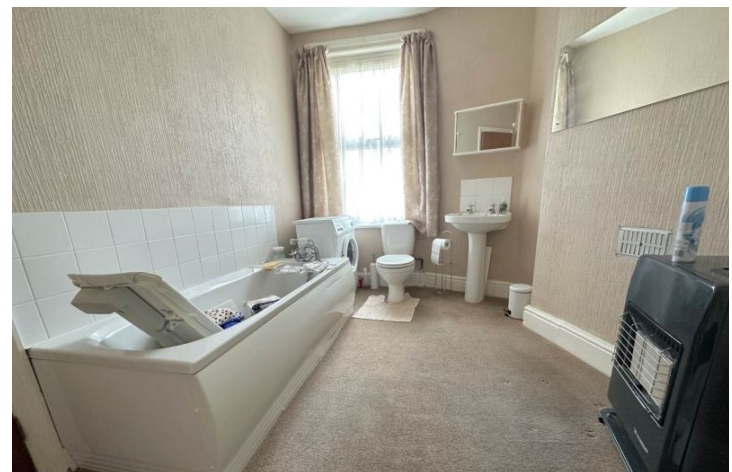
**Bedroom 2:** 2.35m ( 7'9" ) x 3.20m ( 10'6" )  
Bedroom to the rear with velux style sky light window, fitted carpets.

**Bedroom 3:** 4.26m ( 14'0" ) x 3.49m ( 11'6" )  
Spacious front double bedroom with dorma window and fitted carpet.

**Exterior:**  
Lean to kitchen extension to the rear, private yard/outside space. Short walk to amenities and Plascrug avenue.

**Services:**  
We are advised that the property uses mains water/sewage and electricity. Gas mains available on street level for upgrading heating system if required (subject to Wales & West Utilities T&C's) Council tax band "D".

**Viewings:**  
All Viewings by appointment only. Please contact the office on 01970 617979 or



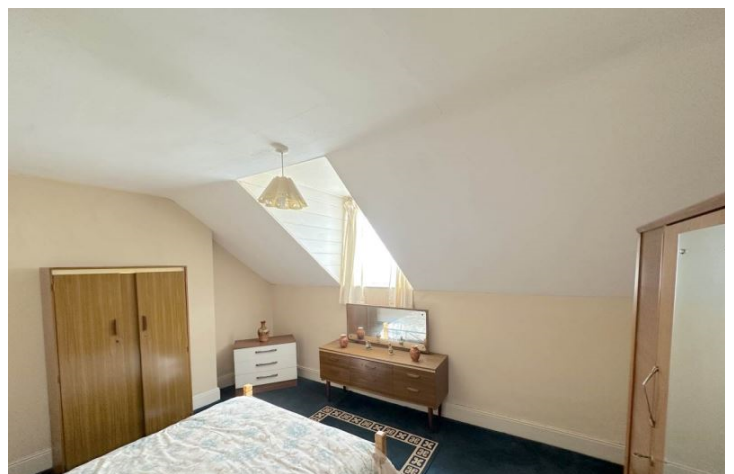
Sales@msproperties.co.uk to arrange.

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