

MSPROPERTIES

ESTATE AGENCY

Bryngwynedd, Caradoc Road, SY23 1ES

GUIDE PRICE £330,000

FOR SALE / AR WERTH



Property Features:

- 5 Bedroom Family House
- Viewing Recommended
- Well Presented
- Edwardian Property
- Convenient Location
- Freehold
- Distant views

Description

SUMMARY

A delightful Edwardian period family house situated in a popular residential area in which to reside. Convenient to the General Hospital, National Library and the University Campus.

DESCRIPTION

A stunning five bedroom well maintained house centrally heated. Freehold family house with good size rooms and well maintained. Ideal for families of all age groups. This Edwardian period house is mainly built of brick walls which support a pitched roof laid with natural slate. The property is conveniently located along a tree lined street opposite the hospital. This is one of the main residential areas in town to reside. The town centre lies on level walking distance and offers excellent social educational and shopping facilities. Aberystwyth is the main administration town North Ceredigion.

Floor Plan

Front Entrance Door to Hall:

With coloured pattern tile floor, stairs to first floor, double panel radiator, and doors to:

Open Plan Reception Room: 4.25m (14'0") x 3.54m (11'8")

Lounge Area. With box bay window to front a tall feature wall radiator, fire place surround with gas real flame coal effect fire. Green tile surround and hearth, 3 twin power point and BT point.

Dining Room: 3.93m (12'11") x 3.87m (12'9")

With window to rear, 2 double panel radiators, 2 twin power point.

Kitchen/Breakfast Room: 5.30m (17'5") x 3.00m (9'11")

Recently fitted dark denim blue shaker style kitchen units, comprises of six base cupboards, three drawer cupboard, Two pan drawers, six wall cupboards, work tops above incorporating 4 ring induction hob, single drainer stainless steel sink with rinse bowl. Larder cupboard housing mid mounted double oven. Wall mounted logic+ gas fire boiler which heats hot water and central heating. Double French doors to outside rear, other door to outside rear, door to:

Downstairs Toilet:

With low flush WC panel radiator.

Understairs Storage Cupboard:

Housing electric and gas meters and electric consumer unit.

First Floor:

Approached by easy rise spindle staircase to half landing leading to:

Rear Bedroom: 3.13m (10'4") x 3.00m (9'11")

With window to rear with distant views of Pendas and town. Panel radiator.

Shower Room:

With low flush WC, pedestal wash hand basin, Large walk in shower cubicle.

Central Landing:

With stairs to attic room with doors to:

Front Bedroom: 2.99m (9'10") x 1.78m (5'11")



With window to front, featured tall wall radiator, built in double wardrobe.

Main Bedroom: 3.67m (12'1") x 3.38m (11'2")
With box bay window to front, feature cast iron fire place with green coloured tiles surround, back and hearth, double panel radiator.

Rear Bedroom: 3.72m (12'3") x 3.53m (11'7")
With window to rear, feature wall mounted radiator.

Attic Bedroom: 3.82m (12'7") x 3.54m (11'8")
With dormer window to rear, panel radiator, eaves storage space with lights.

Outside:

To front, forecourt garden. To rear, landscaped garden to include a slate laid patio area and steps to central lawn garden with gate leading to pedestrian rear access.

General:

The property is situated in a popular sought after residential area offering good sized rooms, ideal for families, and enjoys a warm sunny rear garden.

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 cooperation in order that there will be no delay in agreeing to 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.

Continued:

4. Services: Please note we have not tested the services or any of the equipment or appliances in



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	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			
			63				79
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	