

MSPROPERTIES

ESTATE AGENCY

15 Talar Deg, SY23 4NL

GUIDE PRICE £189,950

FOR SALE / AR WERTH



Property Features:

- Popular Location
- Mid Terraced House
- Freehold
- Car parking area
- Spacious Lounge
- 2 Bedrooms
- Open plan Kitchen/Diner

Description

SUMMARY

A freehold Two Bedroom Mid-Terraced House in Popular Village approx. 5 miles South of Aberystwyth with Good Transport links. Accommodation Comprises; Lounge, Kitchen/Dining Room, Two Bedrooms and a Bathroom. Triple glazing to windows. Open plan Garden to front and sunny rear garden area with pedestrian access. Off peak electric Heating System.

DESCRIPTION

Llanilar is set in the Ystwyth Valley, renowned for its natural beauty offering a number of picturesque beauty spots in the vicinity. The village of Llanilar provides a comprehensive range of services to include Post Office/General Stores, Doctors Surgery, Places of Worship, Primary School, Garage/Filling Station and Public House. Llanilar is reached by car or bus service along the A845. The University Town and Seaside Resort of Aberystwyth is within 5 miles and offers excellent social, educational and shopping facilities with public transport to all parts. To approach the property, proceed through the 'Cwm Aur Estate' in the village, Talar Deg being the last phase of this development providing modern residences of varying designs with no through traffic. The property is built of cavity wall construction, the inner skin of timber frame and the external elevation of attractive mellow brown facing brick under a concrete interlocking tiled pitched roof. The timber framed construction with triple glazed windows combine to achieve a heat efficient property of low maintenance design.

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:

Half-glazed front entrance door leading to;

Hall:

With electric meters and consumer units, stairs to first floor, single power point and door to;

Lounge: 4.21m (13'10") x 3.68m (12'1")

Window to front, 3 twin power points, TV point, single power point, coat and textured ceiling. Archway leading to;

Kitchen/Dining Room: 4.65m (15'4") x 2.91m (9'7")

Half-panel glazed door to outside rear. Night storage heater. A range of fitted units comprised of 4 base cupboards, 3 drawer cupboards, larder unit housing mid-mounted Candy electric oven, 4 wall cupboards, worktops above incorporating single-drainer stainless steel sink. Twin power point, cooker control with power point and BT point.

First Floor:

Approached by easyrise staircase to;

Central Landing:

With access hatch to loft space and doors to;

Bathroom:

Modern suite comprised of low flush WC, vanity wash hand basin. Panel bath with electric shower unit above, fully tiled walls.

Rear Bedroom: 3.32m (10'11") x 2.58m (8'6")

Window to rear, 2 single power points, one twin power point and built-in double wardrobes.

Airing Cupboard:

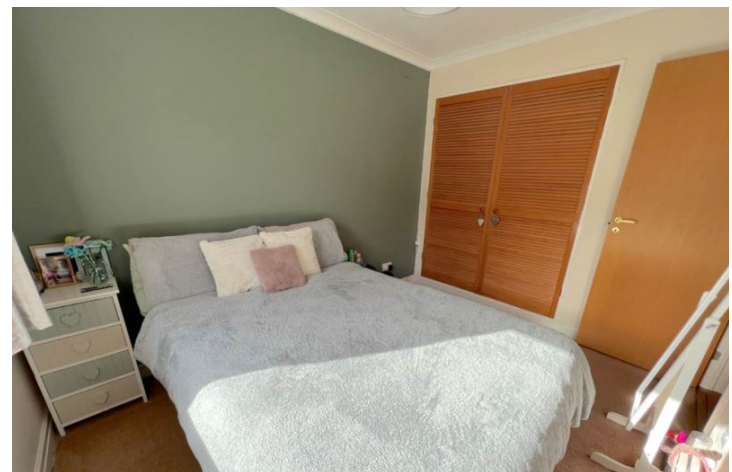
Housing factory lagged copper hot water cylinder with electric immersion heater and fitted linen shelves.

Main Bedroom: 3.66m (12'1") x 2.89m (9'6")

Box bay window to front. One twin power point, 2 single power points and BT point. Built-in double wardrobe and other storage cupboard.

Outside:

To front - open forecourt garden with pedestrian access to rear garden which is laid with loose gravel and paved patio area.



Services:

We are advised that mains electric, water and drainage are connected. Partial central heating by way of night storage heaters.

General:

This is an excellent opportunity to purchase a low-maintenance design house offering good-sized rooms. Ideal for first-time buyers or couples 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 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.



GROUND FLOOR 1ST FLOOR

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EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	94		
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	72	(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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC