

# MSPROPERTIES

## ESTATE AGENCY

26 Heol-Y-Garth, SY23 1TE

**GUIDE PRICE £245,000**

**FOR SALE / AR WERTH**



### Property Features:

- Freehold Semi-Detached
- Conservatory
- Viewing Recommended
- 3 Bedrooms
- 3 Reception Rooms
- Lovely open Views
- Spacious Kitchen/Dining Room

## Description

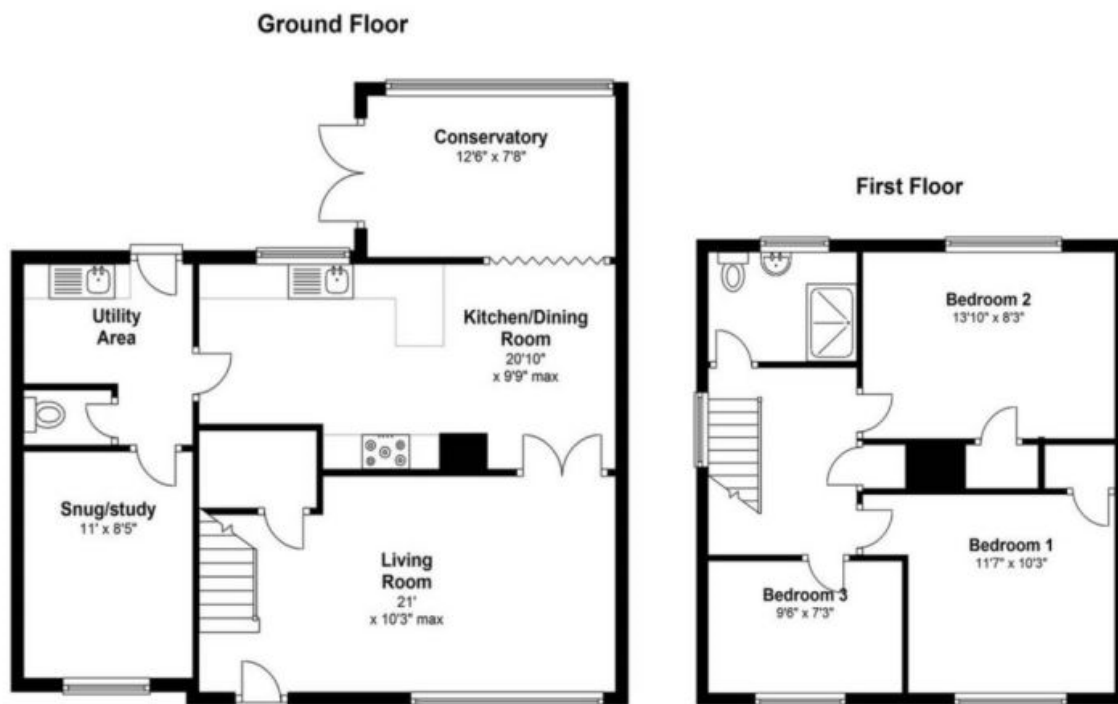
Conveniently located 3 Bedroom property on the outskirts of Aberystwyth. This fantastic property is located in Penparcau less than 1 Mile from the Seaside town of Aberystwyth. Penparcau has many services and facilities to offer, such as: Primary School, Church, Takeaway Hot Foods, Post Office, and 2 Convenience stores all in walking distance. There are also excellent transport links into Aberystwyth and the surrounding area.

The semi-detached freehold home provides a Large Lounge, Spacious open plan Kitchen/Diner with ample storage, Conservatory, Utility room, a Study and downstairs W.C. The first floors offers 2 Double Bedrooms with built in storage, 1 Single bedroom, and a good sized shower room. The property benefits from Double Glazing, Gas central heating and rear garden with amazing elevated country views.

The ideal property for first time buyers or investors alike.

Viewings strongly recommended to appreciate the size and space of this semi-detached property.

## 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.

### **Entrance:**

You access the property through the mature front gardens down a stepped path with had rail. Composite uPVC style front door leading to:

### **Living Room:** 6.40m ( 21'0" ) x 3.12m ( 10'3" )

A spacious family space with wood flooring, brick fire surround with log burner, ample tv/power points, radiator, uPVC window and door to the front.

### **Open Plan Kitchen/Dining Area:** 6.40m ( 21'0" ) x 2.97m ( 9'9" )

Open plan Kitchen with fitted wall and base units, fitted dishwasher, cooker and hob. White ceramic style sink and drainer, downlights, tiled flooring and ample power points.

Tiled Dining area with tiled flooring, radiator, power points and 3 pane Bifold doors to conservatory.

### **Conservatory:** 3.81m ( 12'6" ) x 2.34m ( 7'9" )

Lovely light conservatory with tiled floor, uPVC windows to the rear showing the elevated views, and door to the side.

### **Utility Area:** 2.59m ( 8'6" ) x 2.75m ( 9'1" )

A great sized utility offering, tiled flooring, fitted units for storage, plumbing for washing machine, s/steel sink and drainer, uPVC window and door to the rear.

### **Toilet:** 0.79m ( 2'8" ) x 1.34m ( 4'5" )

Low flush WC and wash hand basin, floor to ceiling tiles, extractor.

### **Snug/Study:** 2.62m ( 8'8" ) x 3.35m ( 11'0" )

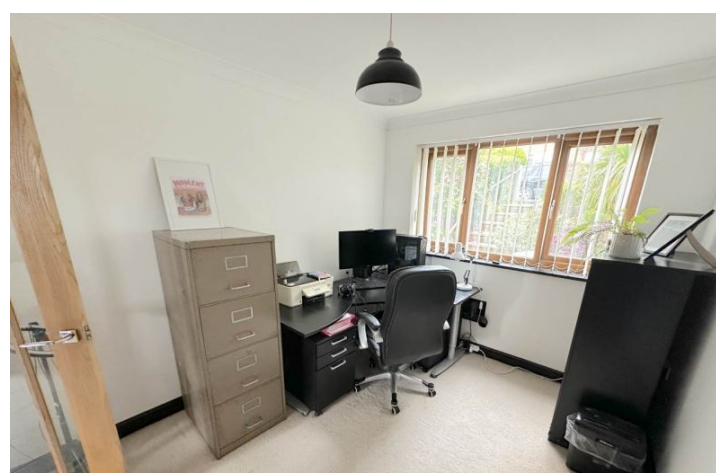
Modern glass panelled oak door, spacious study with uPVC window to the front, fitted carpet and ample sockets

### **First Floor:**

Accessed from the lounge/entrance up to first floor, fitted carpet, uPVC window to the side and radiator, doors leading to:

### **Landing:**

Light and spacious landing area, modern decor and carpet, leading to main bathroom and



bedrooms:

**Bathroom:** 2.59m ( 8'6" ) x 1.60m ( 5'3" )  
 Panelled bathroom with vanity units for sink and w.c, shower cubicle, towel radiator and uPVC window to the rear.

**Bedroom 1:** 3.53m ( 11'7" ) x 3.12m ( 10'3" )  
 Spacious double bedroom with built in storage cupboard, fitted carpets, Radiator, power points and uPVC window to the front.

**Bedroom 2:** 4.22m ( 13'11" ) x 2.51m ( 8'3" )  
 Spacious double bedroom with built in storage cupboard, fitted carpets, Radiator, power points and uPVC window to the rear with lovely country views.

**Bedroom 3:** 2.90m ( 9'7" ) x 2.21m ( 7'4" )  
 Single bedroom with fitted carpets, Radiator, power points and uPVC window to the front.

**Outside:**

The rear garden can be accessed through utility room, conservatory or down the side of the property. The rear garden consists of patios, lawned areas, storage sheds and lovely elevated views.

**Services:**

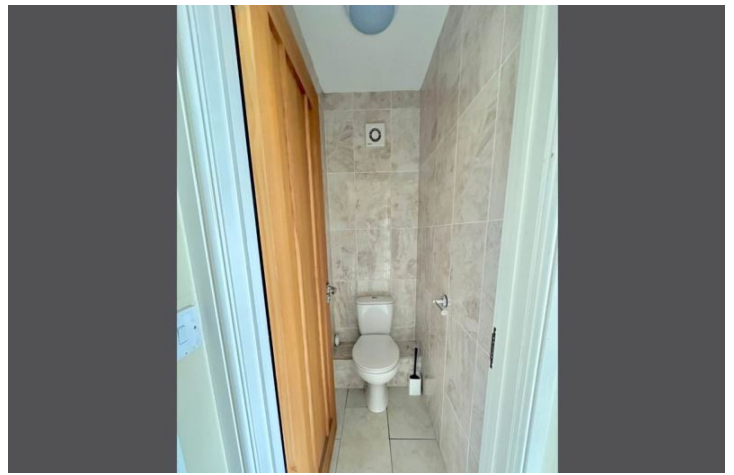
We are advised that mains gas, electric, drainage, and water are connected. Gas central heating and double-glazing throughout. Council Tax Band C.

**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



**EPC Certificate**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		74	85				
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			