

MSPROPERTIES

ESTATE AGENCY

38 Trefaenor, SY23 3UB

GUIDE PRICE £295,000

FOR SALE / AR WERTH



Property Features:

- Freehold
- Garage
- Corner Plot
- Open plan Lounge
- New Kitchen and Bathroom
- 3 Bedrooms
- Gas Fired Central Heating
- Detached Bungalow

Description

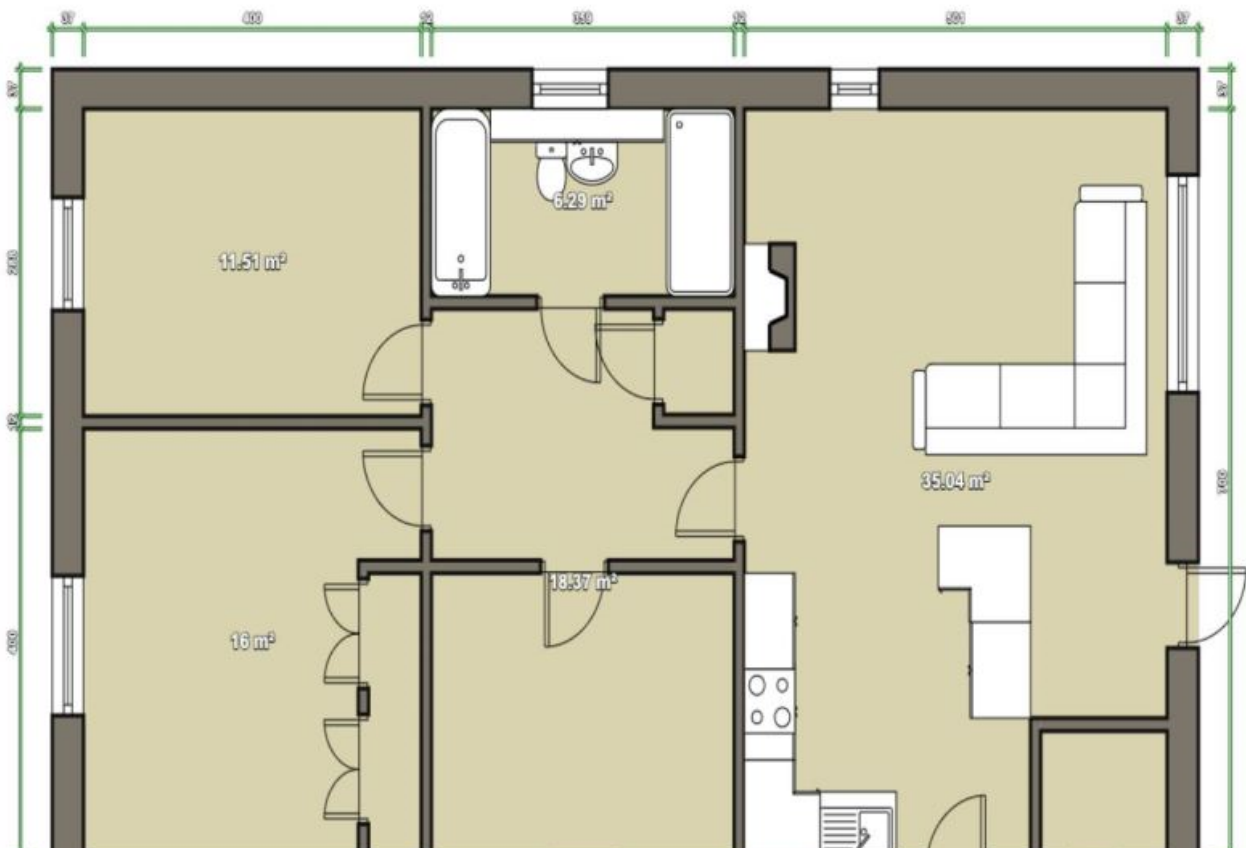
SUMMARY

Situated only 2 miles from Aberystwyth. A comfortably spacious detached three-bedroom bungalow residence with spacious open-plan Lounge/Kitchen/Dining Room, bathroom with modern white suite with a bath and separate walk-in shower cubicle and three double bedrooms. Corner plot with manageable gardens with drive to Garage.

DESCRIPTION

The property offers pleasant surrounds on a popular cul-de-sac, enjoying the dual benefits of a village setting whilst remaining within easy reach of the coast and centre of Aberystwyth and all of its major facilities. The property is conveniently situated enjoying an elevated location on this popular estate developed by builders of excellent reputation. It is a particularly pleasant estate being located on elevated ground with fine rural views, yet remaining within easy reach of the centre of Aberystwyth. A regular bus service operates to and from the town with a bus stop located nearby. The bungalow is of attractive appearance, built of concrete block cavity walls with all elevations rendered having alpine painted finish. The roof is pitched and laid with interlocking concrete tiles. The property is fully double-glazed. The property has been subject to home improvements to include new kitchen and bathroom. The property is well presented and offers a modern open-plan design suitable for wheelchair users.

Floor Plan



Ground Floor Only:

With full length glazed front entrance door with low level threshold suitable for wheelchair access. Matching side screens leading to:

Open Plan Living Space:

Open plan lounge/kitchen/dining area.

Lounge Area: 7.12m (23'5") x 5.00m (16'5")

With window to front and side adding natural light. 'Hamlet' log stove fire with glass front, slate hearth and feature timber mantel above. Three panelled radiators, four twin power points. High level twin power point for TV.

Kitchen Area: 3.37m (11'1") x 3.00m (9'11")

With a range of gloss white fronted fitted units comprising of six base cupboards, corner cupboard, four drawer cupboards and two pan drawer cupboards. Larger cupboards housing mid-mounted double oven. Five wall cupboards, worktops above incorporating single-drainer sink with rinse bowl. Five ring ceramic hob. Integral extractor hood. Large breakfast bar island. Stable type door to outside rear.

Utility Room:

With window to side. Plumbing for an automatic washing machine. Electric consumer unit.

Internal Hallway:

With glazed doors from lounge. Twin and single power point. Panel radiator. Doors to:

Bedroom: 2.69m (8'10") x 2.12m (7'0")

With window to side. Panel radiator. Twin and single power point.

Main Bedroom: 3.67m (12'1") x 3.18m (10'6")

With window to rear. Panel radiator. Four twin power points. Two double built-in wardrobes.

Rear Bedroom: 3.35m (11'0") x 3.21m (10'7")

With window to rear. With twin and single power point. Panel radiator.

Bathroom:

With white suite comprise of panelled bath, vanity wash hand basin and a concealed flush WC. Walk-in shower cubicle. Extractor fan.

Linen Cupboard:



Housing gas-fired boiler which heats hot water and central heating.

Outside:

The bungalow occupies a corner plot mainly laid to lawn, enclosed within an evergreen hedge. Single garage with up-and-over garage door. Timber build garden store shed.

Services:

We are advised that mains electric, gas, water and drainage are connected. Gas-fired central heating system. Council Tax Band D.

General:

This is an excellent opportunity for prospective buyers to purchase a well presented modern bungalow being ideal for families and couples of all age groups.

Viewings:

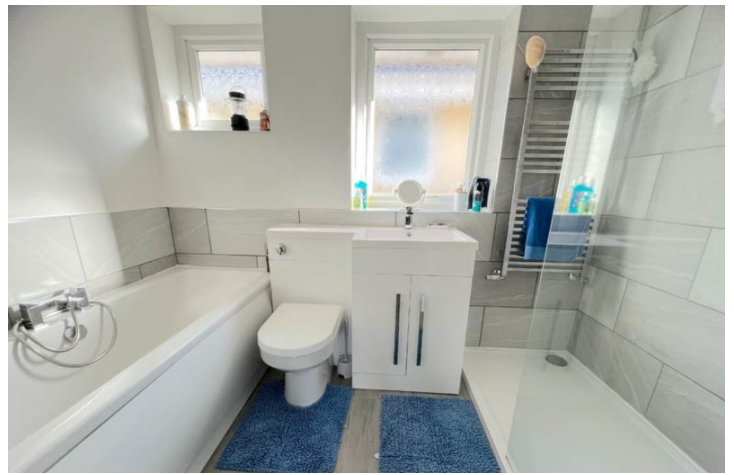
All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

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



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			87	(81-91) B		88	
(69-80) C		72		(69-80) C		73	
(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		England & Wales		EU Directive 2002/91/EC		England & Wales	