

MSPROPERTIES

ESTATE AGENCY

Maesteg, SY23 4NS

GUIDE PRICE £199,950

FOR SALE / AR WERTH



Property Features:

- Additional Garden to side
- Freehold Semi-Detached
- 3 Bedrooms
- Open plan Lounge/Dining Room
- Convenient Location
- Viewing Recommended
- Home office

Description

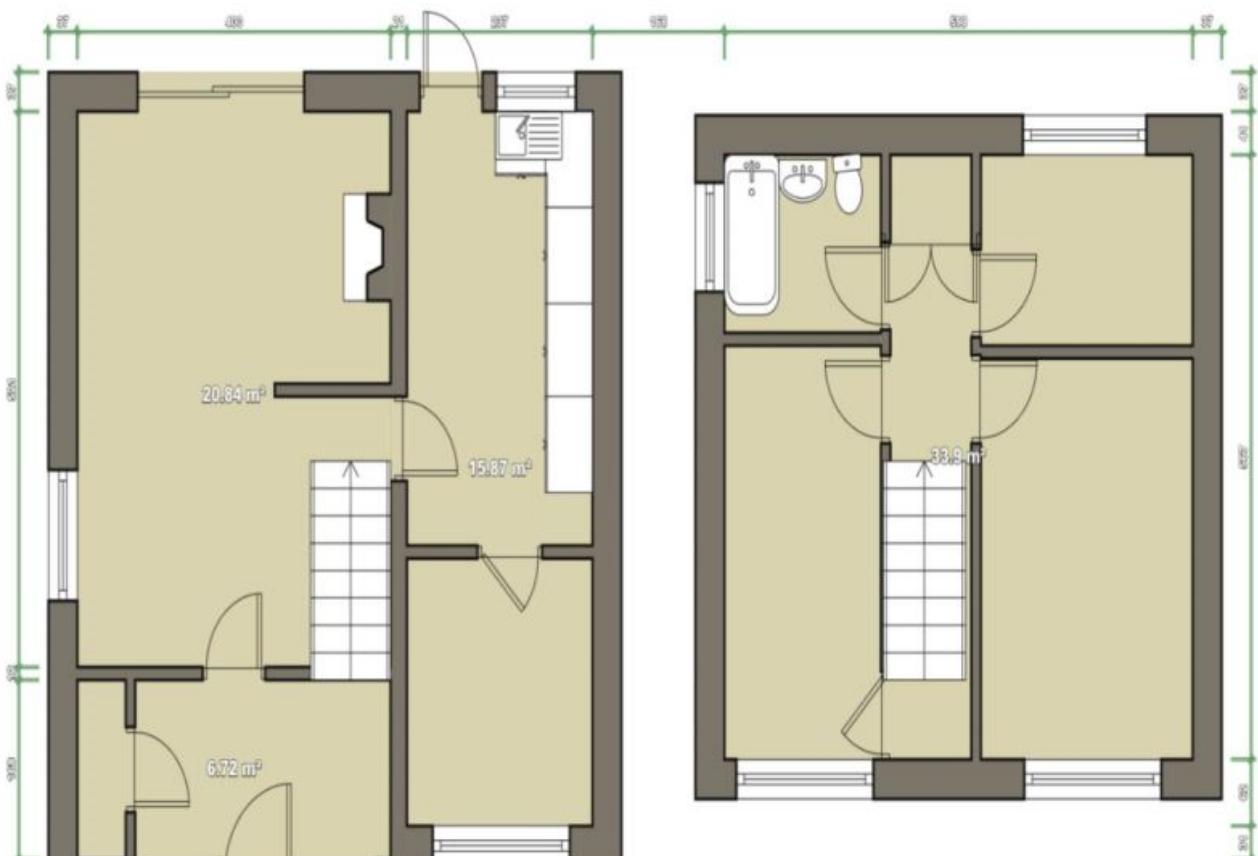
SUMMARY

A three bedroom semi detached house centrally heated with spacious open plan lounge/dining room with open fireplace. Kitchen breakfast room. Home office, first floor bathroom. Good size plot with additional garden area to front. Situated in a popular commuter village of Llanilar.

DESCRIPTION

The property is situated in an area known as Pentrellyn on the outskirts of Llanilar village which lies some 6 miles inland of the University town and seaside resort of Aberystwyth. This is a popular commuter village and offers a comprehensive range of everyday amenities to include primary school, place of worship, garage and shop with regular bus service to the neighbouring town of Aberystwyth. Llanilar lies on the popular Ystwyth Bike trail which follows the old Aberystwyth to Carmarthen railway line, this offers local habitats the opportunity to cycle or walk along this pleasant route. The property was built some 60 years ago of traditional brick and block cavity wall construction which support a pitched roof laid with concrete interlocking tiles with two flat roof dormers front and to rear slope. The windows and doors are replacement upvc double glazed with upvc fascias installed. The property is now vacant and ideal home improvement project.

Floor Plan



Ground Floor:

Upvc double glazed front entrance door with matching side screens leading to:

Reception Hall:

With stairs to first floor, panel radiator and doors to:

Cloakroom/Storeroom:

Open Plan Lounge/Dining Room:

Dining area (3.050m x 2.791m) with window to side, double panel radiator. Lounge area (3.857m x 3.58m) with sliding patio door to outside rear, open fireplace. ample power points conveniently located, under stairs storage cupboard and door leading to:

Kitchen/Breakfast Room: 6.08m (20'0") x 2.81m (9'3")

With range of fitted units comprised of 7 base cupboards, 6 drawer cupboards, 10 wall cupboards, worktops above incorporating 4 ring ceramic hob, twin bowl sink, door to outside rear, double panel radiator and door leading to:

Home Office: 2.48m (8'2") x 2.45m (8'1")

With window to front, 3 twin power points, electric meter and consumer unit.

First Floor:

Approached by easy rise stair case to:

Central Landing:

With doors to:

Front Bedroom: 3.97m (13'1") x 3.06m (10'1")

With window to front, triple built-in wardrobe, panel radiator.

Bathroom:

Panel bath with Triton electric shower unit above, low flush wc, pedestal wash hand basin.

Airing Cupboard:

Housing copper hot water cylinder.

Rear Bedroom: 2.98m (9'10") x 2.43m (8'0")

With window to rear, panel radiator.

Other Front Bedroom: 3.89m (12'10") x 2.39m (7'11")



With window to front, panel radiator.

Outside:

To front, a tarmac driveway, open plan garden extending to side and rear laid to lawn. An external oil fired boiler, pvc oil tank. This is an extensive garden especially with the additional garden to the side.

Services:

We are advised that mains electric water and drainage are connected. Oil-fired central heating system. Council Tax band D.

General:

The property is recently been let and now requires home improvement work which can be carried out to individual tastes and requirements.

Viewings:

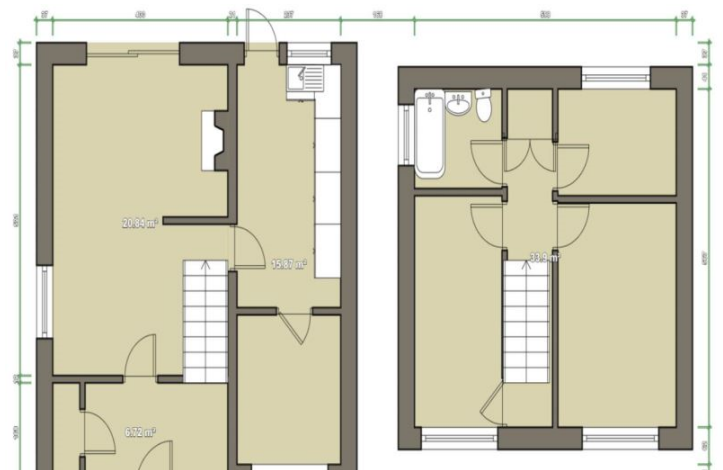
All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

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



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
39	100	34	95

Energy Efficiency Rating Legend:
 A (92-100): Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (92-100): Very environmentally friendly - lower CO₂ emissions
 B (81-91)
 C (69-80)
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EU Directive 2002/91/EC
 England & Wales