

MSPROPERTIES ESTATE AGENCY

Apartment 3, Capel Bethel, SY25 6DN

GUIDE PRICE £165,000

FOR SALE / AR WERTH



Property Features:

- Rural Village Location
- Former Chapel
- Mezzanine Lounge
- Open plan Kitchen/Diner
- Viewing Recommended
- Private Parking
- 2 Bedroom Flat
- Lovely Character

Description

SUMMARY

This former chapel was converted to provide 5 residential units. Number 3 occupies a corner plot and briefly comprise of 2 bedrooms, open plan kitchen/dining room and a mezzanine lounge above. With a communal outside area and car parking space.

DESCRIPTION

This former chapel has been sympathetically converted to provide good sized units. The original structure dates back to 1870 mainly built of solid stone wall which supports pitched roof laid with slate. The property is situated in the rural village of Pontrhydygroes, which lies some 11 miles distance of the University town and seaside resort of Aberystwyth which offers excellent social educational and shopping facilities. The popular Hafod estate borders the village with pleasant walks within the old Hafod estate grounds. The area is a wealth of natural beauty being at the headlands of the ystwyth valley. The accommodation has been cleverly designed with open plan living space with vaulted ceiling with mezzanine feature lounge and 2 bedrooms, ideal for couples of all age groups.

Floor Plan

Front Entrance:

Communal front entrance door to internal hall with door to no 3.

Hall:

Twin power points, stairs to the First Floor and doors to;

Bedroom: 2.97m (9'9") x 2.80m (9'3")

With window to side, double panel radiator, 2 twin power points.

Main Bedroom: 3.45m (11'4") x 2.80m (9'3")

Window to side, double panel radiator, 3 twin power points, TV point.

Shower Room:

With a quadrant shower cubicle, wash hand basin, high flush WC, extractor fan.

Understairs Storage:

First Floor:

Approached by easyrise staircase leading to:

Open Plan Kitchen/Dining Room: 6.10m (20'1") x 4.69m (15'5")

With 3 feature tall window to side, range of fitted oak fronted units comprises of integral fridge and freezer, 5 base cupboards, 4 drawer cupboards, fixed wall cupboards, tiled walls, worktops incorporating single drainer sink with rinse bowl, 4 ring ceramic hob, built in electric oven, 4 twin power points, TV point, 2 double panel radiators.

Toilet:

With low flush WC.

Second Floor:

Mezzanine Lounge: 4.69m (15'5") x 3.03m (10'0")

With aspect over the dining area, panel radiator, 2 twin power points, BT point, ample power points, walk in store cupboard.

Outside:

Property is approached via a tarmac adam lane which opens into a tarmac car parking area, communal grounds and joining store shed housing oil fired boiler

Viewings:



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

Important Information:

ANTI-MONEY LAUNDERING REGULATIONS
 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing on the sale.



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			
		73	77				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	