

# MSPROPERTIES

## ESTATE AGENCY

22 Heol Nanteos, SY23 1TF

**GUIDE PRICE £145,000**

**FOR SALE / AR WERTH**



### Property Features:

- Only 1 mile from Aberystwyth
- Viewings via agency only
- Council Tax B
- Rear Garden
- 2 Bedroom Flat
- Village Location
- First floor Apartment

## Description

A spacious two bedroomed first floor flat situated on Heol Nanteos, Penparcau just a mile from the centre of Aberystwyth, this property benefits from a private parking space and a garden.

This village location provides a great mix of a quiet home environment, but also offers a range of social, educational and shopping facilities within walking distance as well as access to public transport.

Situated on the outskirts of the Sea-side & University town of Aberystwyth, which offers a range of services and facilities including: hospital, supermarkets, high street brands, local primary and secondary schools and excellent transport links.

Viewings highly recommended, ideal for first time buyer or downsizing.

## 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.

### **First Floor Flat:**

uPVC front entrance door leading to:

### **Hall:**

Electric storage heater. Storage cupboard. Doors to:

**Kitchen:** 2.93m (9'8") x 2.86m (9'5")

Window to side and rear. Range of fitted units comprising four base cupboards, and three wall cupboards. Worktops incorporating single drainer stainless steel sink with rinse bowl and ceramic hob. Built-in electric oven. Plumbing for automatic washing machine. Storage/larder cupboard and single and twin power points.

**Living/Dining Room:** 5.42m (17'10") x 3.03m (10'0")

Two large windows to the front. Gas fire. Power points.

**Bathroom:** 2.01m (6'8") x 2.19m (7'3")

White suite comprising: Panelled bath with 'Triton' shower unit above. Pedestal wash hand basin. Low flush WC. Panelled radiator. Shaver point.

**Bedroom 1:** 3.72m (12'3") x 3.30m (10'10")

Window to rear. Electric storage heater. Power points. Built-in storage cupboard housing immersion heater.

**Bedroom 2:** 3.96m (13'0") x 2.87m (9'5")

Window to front. Electric storage heater. Power points. Built-in airing cupboard.

### **Outside:**

Approached by pedestrian access with garden to front laid to lawn and garden to the rear.

### **Services:**

We are advised that mains electricity, gas, water and drainage connected. 125-year lease from 1986

### **General:**

This is an excellent opportunity of acquiring a good size flat offering spacious rooms, ideal for couples of all age groups or families. The property is convenient to good public transport which provides access to Aberystwyth town centre and the surrounding areas.

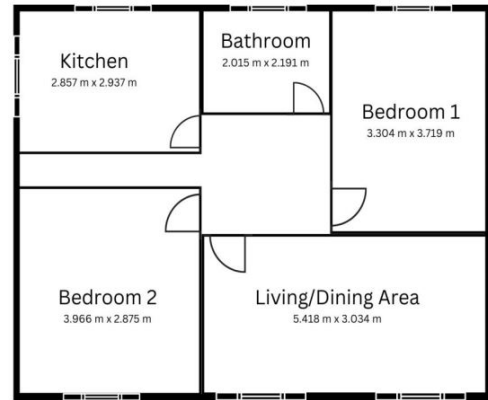


**Viewings:**

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.



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.

**Continued::**

- 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.

**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) 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 <sub>2</sub> emissions			
		60	78				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	