

# MSPROPERTIES

## ESTATE AGENCY

80 Rhoshendre, SY23 3PX

**GUIDE PRICE £275,000**

**FOR SALE / AR WERTH**



### Property Features:

- Convenient Location
- Gas Fired Central Heating
- South Facing Garden
- Garage/Off street Parking
- Freehold Semi-Detached
- 3 Reception Rooms
- 3 Bedrooms

## Description

### SUMMARY

A freehold 3 bedroom semi-detached house. lounge with window overlooking the green open space. Kitchen/Dining Room opening onto a South facing garden. Conveniently located to local amenities. Well presented Home with good size rooms.

### DESCRIPTION

The property is located in a sought after residential area being conveniently located to good local amenities and local school and University campus. The Seaside town of Aberystwyth lies some 1 mile distance and offers excellent social educational and shopping facilities with public transport to all parts. The property was built some 50 years ago of traditional masonry walls with a brick external elevations. The main walls support a pitched roof laid with concrete interlocking tiles. Windows are of Upvc double type and PVC fascias.

## Floor Plan



**Ground Floor:**

Front entrance door with matching side screen leading to:

**Reception Hall:**

With glazed door leading to:

**Lounge:** 5.80m ( 19'1" ) x 3.72m ( 12'3" )

With picture window to front with aspect over open green area, gas fire, 2 twin power points, Tv point, sliding glazed door leading to:

**Dining Room:** 3.76m ( 12'5" ) x 2.62m ( 8'8" )

With sliding patio door to outside rear, panel radiator, single power point, stairs to first floor, door to:

**Kitchen:** 2.74m ( 9'0" ) x 2.31m ( 7'7" )

With range of oak fronted fitted units comprising of 5 base cupboards, 6 drawer cupboards, 8 wall cupboards, works above incorporating single drainer sink, plumbing for automatic washing machine, 2 twin power points, single power point.

**Understairs Storage Cupboard:**

Housing gas and electric meters and consumer units.

**Rear Entrance Hall:**

With door to outside, door to:

**Toilet:**

Low flush wc, wash hand basin and door to integral garage.

**First Floor:**

Approached by easy rise staircase to:

**Landing:**

With window to side adding natural light, panel radiator, door to:

**Front Bedroom:** 2.65m ( 8'9" ) x 1.98m ( 6'6" )

Window to front, panel radiator, single power point.

**Main Bedroom:** 3.79m ( 12'6" ) x 3.06m ( 10'1" )

Window to front with views of open green space, panel radiator, built in storage cupboard, range of fitted bedroom furniture, power points.

**Shower Room:**



Vanity wash hand basin, low flush wc, shower cubicle with Mira electric shower unit above.

**Rear Bedroom:** 3.16m ( 10'5" ) x 2.77m ( 9'2" )  
Window to rear with pleasant aspect of rear garden, built in linen cupboard, single power point, double panel radiator.

**Boiler Cupboard:**  
Housing Worcester wall mounted gas fired boiler which heats hot water and central heating.

**Outside:**  
To front, open plan garden with driveway leading to Integral garage (5.179m x 2.452m) with up and over garage door, power and lights. Pedestrian access to side leading to deep south facing rear garden. Paved patio area with pathway leading to Detached Summer House (3m x 3m) built of timber with veranda to front.

**Services:**  
We are advised that mains electric, gas, water and drainage are connected. Gas fired central heating. Council tax band E, average annual price £2,571.

**General:**  
This presents a wonderful opportunity to acquire a family home with pleasant aspect, conveniently situated near a local bus route within a residential neighbourhood ideal for settling down.

**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.



### 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			
		64	78			55	80
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	