

MSPROPERTIES

ESTATE AGENCY

2 Halfway, SY20 8PT

GUIDE PRICE £350,000

FOR SALE / AR WERTH



Property Features:

- 2 bed and 3 bed flat
- 2 Kitchens
- Viewings via agency only
- Freehold
- 5 Bed Property
- 2 Bathrooms
- 3 Reception Rooms
- Rear Garden

Description

A freehold property offering a pair of well presented flats in the picturesque village of Tre'r-ddol, near Talybont, Ceredigion. Talybont offers many local amenities, including primary school, garage, chemist, community hall and two public houses. With a regular bus service between Aberystwyth and Machynlleth passing through the village, the commute between both towns can be done with ease. Located only 9 miles from the seaside town of Aberystwyth, and 9 miles from the market town of Machynlleth.

This property offers a Ground floor 2 bedroom flat with spacious living area, Kitchen, Bathroom and 2 Bedrooms. And a 1st floor 3 bedroom flat also offering spacious living, Bathroom, Kitchen, 3 Bedrooms and lovely elevated views of the gardens and beyond.

Bronllwyn Flat - EER "d" 62. Old Halfway Flat EER "D" 63
Viewing through MS Properties only.

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.



GF - The Old Halfway Flat:

Ground floor flat comprising of: Large Kitchen and Lounge, 2 bedrooms, store room and bathroom.

Lounge: 4.22m (13'11") x 3.95m (13'0")

A sizable living area with an electric fireplace and a lovely big uPVC window to the rear with a view of the garden area, power points and storage heater.

Kitchen: 4.95m (16'3") x 3.95m (13'0")

A spacious and modern kitchen comprising of both base and wall units, an integrated double oven, an electric hob and a single drainer sink. With doors to;

Utility: 3.17m (10'5") x 3.01m (9'11")

A convenient utility space with plumbing for an automatic washing machine, a single drainer sink and extra cupboard space.

Door and window to the rear.

Bedroom 1: 4.99m (16'5") x 4.00m (13'2")

A spacious double bedroom with two uPVC windows to the front, power points and Electric heater.

Bathroom: 3.98m (13'1") x 1.85m (6'1")

A modern bathroom suite comprising of a low flush WC, a wash hand basin and an electric shower over bath.

Bedroom 2: 4.85m (15'11") x 2.65m (8'9")

A smaller double bedroom with window to front, power points and an electric heater.

1st Floor - Bronllwyn Flat:

Comprising of: Spacious Lounge, Kitchen, Bathroom and 3 Bedrooms.

Landing: 2.30m (7'7") x 11.65m (38'3")

Accessed from the front and rear, window to the front and doors leading to:

Bathroom: 1.95m (6'5") x 4.10m (13'6")

A modern bathroom suite comprising of a low flush WC, a wash hand basin and an electric shower over bath.

Bedroom 1: 4.00m (13'2") x 3.98m (13'1")

A large double bedroom with window to the front with uPVC windows, power points and an electric



heater.

Bedroom 2: 3.78m (12'5") x 2.70m (8'11")
A good-sized bedroom with uPVC window to the front, power points and an electric heater.

Bedroom 3: 3.65m (12'0") x 2.38m (7'10")
A small double bedroom with uPVC window to the front, power points and an electric heater.

Kitchen: 2.72m (9'0") x 4.05m (13'4")
A spacious and modern kitchen comprising of both base and wall units, an integrated double oven, an electric hob and a single drainer sink. With plumbing for an automatic washing machine.

Lounge: 4.65m (15'4") x 3.91m (12'10")
A very spacious living area with a picturesque view of the shared garden through the large double-glazed windows spanning the length of the space, ample power points and fitted carpets.

Outside:
Offering ample private parking, large gardens to the rear with access from A487. Patio area with large lawns, and flowers beds. Front access is also available from North Road.

Services:
We are informed the property offers Mains Electric, Water and Council tax Band (Bronllwyn "A")

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



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	
	63		75
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	