

MSPROPERTIES

ESTATE AGENCY

18 Heol Y Bannau, SY25 6AZ

GUIDE PRICE £185,000

FOR SALE / AR WERTH



Property Features:

- Village Location
- End Terrace
- Close to local amenities
- Freehold
- Oil fired Central Heating System
- 3 Bedrooms
- First Floor Bathroom
- Open plan Kitchen/Diner

Description

SUMMARY

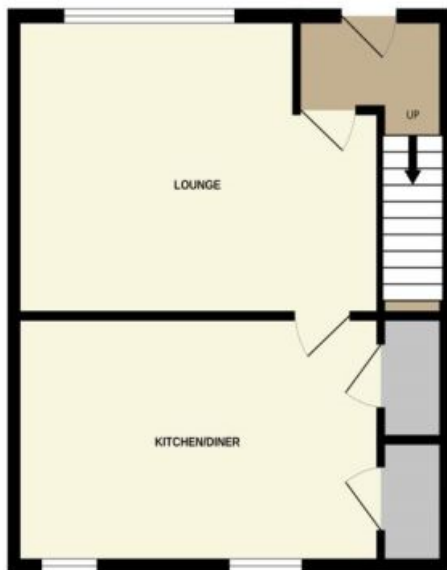
A freehold end terrace 3 bedroom family house centrally heated with open plan kitchen/dining room. Lounge to front. First floor bathroom with separate shower cubicle. Situated at the end of the cul de sac on a popular residential estate in a central village location.

DESCRIPTION

The property is conveniently located in the village of Pontrhyfendigaid in the Heol Y Bannau Estate. The village offers good local amenities to include Primary School, Place of Worship, Village shop, Pub and public transport to the neighbouring towns of Tregaron and Aberystwyth. The ruins of the Twelfth Century Cistercian Abbey of Strata Florida a well known local historical landmark is nearby and within 2 miles Cors Coch Tregaron (Tregaron Marsh) is one of the largest unspoilt marshes in Wales and is a nature reserve containing a wealth of rare plants and a nesting place for many species of rare and local birds. The district possesses considerable natural beauty of great variety and is particularly favoured by anglers; Fishing being in the River Teifi which flows nearby and many lakes which abound in the locality. There are general quiet walks in the surrounding scenic countryside and bike access along the Ystwyth trail. The market town of Tregaron lies some 6 miles distance and offers a comprehensive range of everyday amenities. The University town and seaside resort of Aberystwyth lies some 14 miles distance and offers excellent social educational and shopping facilities with public transport to all parts. The property was built by the local housing authority some 55 years ago of traditional brick/block walls with rendered external elevations. The main walls support a pitched roof laid with concrete interlocking tiles

Floor Plan

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



Ground Floor:

uPVC half-glazed front entrance door leading to:

Hall:

With single power point, panel radiator, stairs to first floor, electric meters and consumer unit.

With door leading to:

Lounge: 5.10m (16'9") x 3.60m (11'10")

Window to front, 5 twin power points, BT point, TV point, laminate floor covering, understairs storage cupboard. Door leading to:

Kitchen/Dining Room: 5.00m (16'5") x 3.00m (9'11")

With 2 windows to rear, double panel radiator. Range of fitted modern units comprised of 3 drawer cupboards, 4 base cupboards, 5 wall cupboards, worktops above incorporating single drainer stainless steel sink, 4 ring electric hob and built-in oven. 4 twin power points, single power point, plumbing for automatic washing machine and door to:

Boiler Room:

Housing Worcester heatslave 12-14, fitted shelves, twin power point, and door to side entrance hall.

First Floor:

Approached by easy rise staircase to:

Central Landing:

With window to side adding natural light, and doors to:

Bathroom:

With panel bath, low flush WC, vanity hand basin, shower cubicle, tile floor, 2 windows and an extractor fan.

Bedroom: 3.30m (10'10") x 3.00m (9'11")

Window to rear, 3 twin power points.

Main Bedroom: 3.40m (11'2") x 3.20m (10'6")

With window to front, 4 twin power points, panel radiator.

Front Bedroom: 2.50m (8'3") x 2.50m (8'3")

With window to front, panel radiator, 2 twin power points.

Outside:



End corner plot with garden mainly cultivated and enjoys a warm south-facing elevation.

Services:

We are advised that mains electric, water and drainage are connected. Oil-fired central heating system. Council Tax Band B.

General:

The property will expressly appeal to couples of all age groups or young families seeking a good-size house in a popular village with good amenities.

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.

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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO ₂ emissions	(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			Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
Not energy efficient - higher running costs							
			47				80
EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC		England & Wales	