

MSPROPERTIES

ESTATE AGENCY

Flat 2 Ty Padarn, SY23 3UJ

GUIDE PRICE £185,000

FOR SALE / AR WERTH



Property Features:

- Ground Floor Flat
- 2 Bedroom Flat
- En-suite
- Viewing Recommended
- Council Tax Band C
- 2 Bathrooms
- Private Parking
- Open Plan Kitchen/Lounge

Description

A modern two-bedroom flat situated on the ground floor. This spacious flat benefits from 2 double bedrooms, one with an en-suite, an open-plan kitchen/living area and a separate bathroom. This property also benefits from a private parking space. It is located in the sought-after area of Llanbadarn Fawr. This location provides a great mix of a peaceful home environment, whilst also offering a range of social, educational and shopping facilities, all within walking distance as well as access to public transport.

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

Currently rented at £9,600 per annum.

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.

Ground Floor:

The flat is entered via a communal hallway.
Timber door leading to;

Hallway:

Laminate flooring. With doors to;

Main Bedroom:

Spacious double bedroom. Window to rear. Twin power points, TV point. Door to;

En-suite:

Low flush WC, wash hand basin and double shower unit. Heated towel rail. Tiling to floor.

Rear Bedroom:

A good-sized double bedroom, ideal home office space. Range of power points. Window to rear, television point. Panelled radiator.

Bathroom:

White bathroom suite comprising of a low flush WC, wash hand basin, paneled bath with shower over. Heated towel rail. Tiled floor.

Open Plan Living/Dining Area:

Spacious open plan living, dining and kitchen area. Double-glazed uPVC french doors out to the rear of the property. A variety of power points. Telephone point. Television point. Double panelled radiator.

Kitchen:

Open plan living, dining and kitchen area. The kitchen comprises of 5 wall cupboards, 5 base cupboards and one drawer cupboard. Worktops above incorporating single drainer sink. Window to side. Worcester combi boiler. Four-burner gas hob finished with integrated electric grill and oven below. Plumbing for automatic washing machine. Space for fridge/freezer. Tiled flooring.

Services:

We are advised that mains electric, gas and water are connected. Council Tax Band C. Service Charge - £75 per month; to include cleaning, lighting and maintenance of communal areas, buildings insurance and lift maintenance.

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.



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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.



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EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	80		81
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	