

MSPROPERTIES

ESTATE AGENCY

32 Erw Goch, SY23 3AZ

GUIDE PRICE £249,950

FOR SALE / AR WERTH



Property Features:

- Freehold Semi-Detached
- Gas Fired Central Heating
- Viewing Recommended
- 3 Bedrooms
- Modern Bathroom
- Garden front and rear Garage
- 2 car Driveway
- Spacious Kitchen/Dining Room

Description

SUMMARY

A freehold semi detached three bedroom house refurbished to include new fitted kitchen and bathroom suite. Down stairs toilet. Off street Parking for 2 cars. Popular residential area with good access to town and University campus.

DESCRIPTION

The property is located in one of the most sought after residential estates in Aberystwyth with rear garden, off road parking and garage. The property is situated on the Erw Goch estate in the ever popular Waunfawr. Waunfawr provides for local amenities to include general stores and secondary school. There is also a regular bus service from the estate to Aberystwyth town centre which is but 2 miles or so travelling distance. Aberystwyth is an important Mid Wales market town which has a good range of local and national retailers in addition to major employers such as the University, National Library of Wales and Bronglais hospital. The property was built c1965 of traditional brick and block cavity wall construction. The main walls support a pitched roof laid to concrete interlocking tiles. The property is warmed by way of gas fired central heating system.

Floor Plan



Ground Floor:

Front entrance door leading to porch with Glazed door leading to:

Open Plan Lounge: 5.99m (19'8") x 4.12m (13'7")

With window to front with a warm south-facing aspect. Laminate floor covering. Double-panel radiator. Three single power points. Door to:

Kitchen/Dining Room: 5.16m (17'0") x 4.35m (14'4")

With a patio door to the outside rear. Window to rear and another door to outside covered access area. Range of fitted modern kitchen units comprising four base cupboards, three wall cupboards, and a worktop above incorporating a single drainer sink. Four-ring ceramic hob and built-in electric oven. Three twin power points, two single power points. Panel radiator. Door to:

Toilet:

With flow flush WC. Wash hand basin. Electric meter cupboard.

First Floor:

Approached by an easy-rise staircase to landing with single power point. Doors to:

Bathroom:

With low flush WC. Vanity wash hand basin. P-end bath with shower over.

Rear Bedroom: 3.10m (10'3") x 3.02m (9'11")

With window to rear. Double panel radiator. Two single power points. Built-in double wardrobe with part mirror front. Laminate floor covering.

Linen Cupboard:

Housing Vaillant wall-mounted gas-fired boiler which heats hot water and central heating. Master control programmer.

Main Bedroom: 3.88m (12'9") x 3.13m (10'4")

With window to front. Single and twin power point. Panel radiator. Built-in storage cupboard.

Front Bedroom: 2.40m (7'11") x 2.10m (6'11")

With window to front. Panel radiator. Single power point. Fitted wardrobe.

Outside:



To front: open plan garden mainly laid to lawn with vehicular driveway leading to:

Garage: 5.20m (17'1") x 2.77m (9'2")
With an up-and-over garage door Door to:

Lean-to/Utility Room: 2.57m (8'6") x 1.59m (5'3")

With plumbing for automatic washing machine. Door to the toilet with flush WC. Wash hand basin. Wall-mounted gas meter.

Rear Garden:

Enclosed and mainly laid to lawn with patio area and covered pedestrian side access to side entrance door and outside front.

Services:

We are advised that mains electric, gas, water and drainage are connected. Gas-fired central heating. Council Tax Band E.

General:

This is an excellent opportunity of purchasing a good-size family house on a popular residential estate convenient to local amenities and 1 mile from Aberystwyth town.

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



EPC Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	