

# MSPROPERTIES

## ESTATE AGENCY

50 Maesceinion, SY23 3QQ

**GUIDE PRICE £295,000**

**FOR SALE / AR WERTH**



### Property Features:

- Only 1 mile from Aberystwyth
- Detached Freehold
- Popular Location
- Viewing Recommended
- 3 Bedrooms
- Detached Garage
- Ample Parking
- Low Maintenance Garden

## Description

Being situated in a much favoured and sought-after residential area, this detached family home is definitely not to be missed. Offering well-laid out 3-bedroom accommodation, the property offers a modern Kitchen and Family Bathroom, full gas-fired central heating, private car parking driveway and detached garage. There are low-maintenance grounds to both front and rear.

Just 1 mile from the seaside and university town of Aberystwyth.

Aberystwyth offers High street brands and local shops, Supermarkets, Restaurants, bars and more.

Offering great transport links by bus and rail as well as the National Library of Wales, Bronglais Hospital and Aberystwyth University within walking distance.

## 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.

**Reception hallway:**

Radiator, large cloak cupboard housing both Gas and Electricity meters, glass panelled door leading to:

**Living Room:** 5.45m ( 17'11" ) x 3.88m ( 12'9" )

Stairs to first floor accommodation, ornamental fireplace, double glazed patio doors to front garden, double radiator and opening to:

**Dining Room:** 2.49m ( 8'3" ) x 3.09m ( 10'2" )

Double glazed patio doors to rear garden radiator and door to:

**Kitchen:** 2.96m ( 9'9" ) x 2.94m ( 9'8" )

Modern kitchen, comprising of Base and Wall units, one-and-a-half sink unit with mixer taps over, plumbing for washing machine, Neff Electric oven with 4-ring gas-hob and filter hood over, appliance space, tiled splashbacks, double glazed window to rear and double glazed glass-panelled rear entrance door.

**First Floor Accommodation:**

**Landing:**

Double glazed window to side, entrance to loft area above, shelved airing cupboard, with 'Worcester' gas fired central heating boiler. Doors off to:

**Shower Room:** 2.21m ( 7'4" ) x 1.62m ( 5'4" )

Glazed shower unit, low-level flush WC, double-glazed window to rear, vanity wash hand basin, tiled floor and heated towel rail.

**Bedroom One:** 3.11m ( 10'3" ) x 2.93m ( 9'8" )

Double-glazed window to front, fitted bedroom suite with over bed storage and radiator.

**Bedroom Two:** 2.94m ( 9'8" ) x 3.56m ( 11'9" )

Double-glazed window to rear, radiator and fitted wardrobes

**Bedroom Three:** 2.04m ( 6'9" ) x 2.31m ( 7'7" )

Double-glazed window to front, radiator and built-in cupboard.

**Detached Garage:** 2.04m ( 6'9" ) x 4.09m ( 13'6" )

Up and over door to fore, power and lighting and window to rear.

**Exterior:**



To the front of the property is a mainly lawned garden with adjoining borders, which leads along one side of the property.

To the rear is an enclosed and gated low-maintenance rear garden, being mainly paved with adjoining borders. Garden Shed. A driveway leads along the further side of the property, providing car parking and leads to:

**Services:**

We are advised that all Mains Services are connected to the property. Gas-Fired Central Heating. Council Tax Band 'E'

**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.



**EPC Certificate**

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