

# MSPROPERTIES

## ESTATE AGENCY

Llanbadarn Fawr , Aberystwyth, Ceredigion, SY23

**£875 Monthly**

**TO LET / I'W OSOD**



### Property Features:

- Furnished
- Council Tax Band C
- Yard
- Terraced House
- EER Rating - C

## Description

A three-bedroom mid-terraced property located in the popular village of Llanbadarn Fawr. This location is convenient to local schools, the University campus, Bronglais Hospital and the popular Science Park all of which are within a short walking distance.

The University town of Aberystwyth lies less than 1-mile distance and offers excellent social, educational and shopping facilities with great public transport links.

This property offers a kitchen, a new bathroom, open plan living/dining area, 1 double bedroom and two sizeable single bedrooms and a yard space to the rear. This property also offers gas central heating, on-street parking and rated as council tax band "C"

Please note this property will be rented furnished

AVAILABLE NOW - £875 PCM



## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-)	90	A (92-)	90
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

