

# MSPROPERTIES

## ESTATE AGENCY

Nant y Fallen , Bow Street, Ceredigion, SY24 5AY

**£895 Monthly**

**TO LET / I'W OSOD**



### Property Features:

- Unfurnished
- Garden
- Amazing Family Home
- Council Tax Band C
- Double Bedrooms 3
- Village Location
- Spacious

## Description

Offering this 3-bedroom family house situated in the thriving village of Bow Street a short drive away from the University town of Aberystwyth. The property consists of a spacious lounge, a modern kitchen, 3 bedrooms, bathroom, and garden.



## EPC Certificate

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

