



# MS PROPERTIES

## 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 |
| 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 |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |   | EU Directive 2002/91/EC   |           |

