

# MSPROPERTIES

## ESTATE AGENCY

7 Queens Road , Aberystwyth, Ceredigion, SY23

**£650 Monthly**

**TO LET / I'W OSOD**



### Property Features:

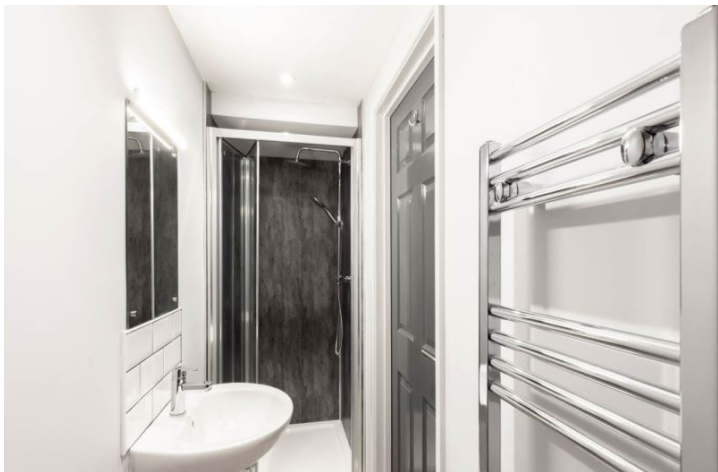
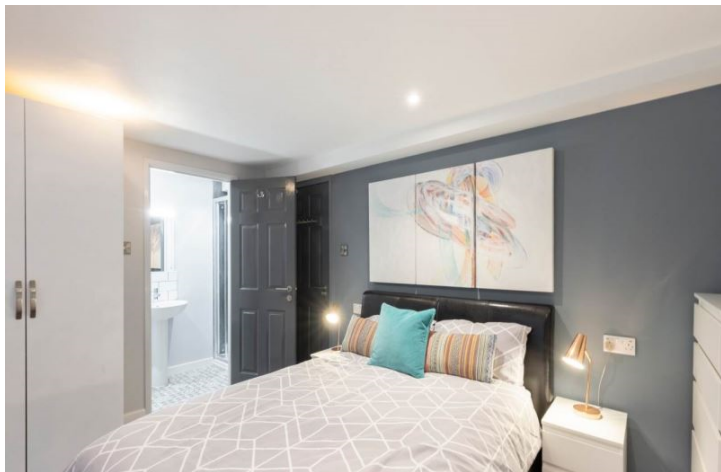
- Furnished
- Modern and Stylish
- En-Suite Shower Room
- UTILITY BILLS INCLUDED
- Utility Room
- Large Garden
- Professional Living

## Description

A basement room to rent in a newly refurbished house located in the heart of Aberystwyth. This room offers a private bathroom, Lounge/Communal area, with 2 sinks, 2 cookers, 2 utility rooms and a rear garden/summer house. It also benefits from having its own entrance. Room rates are inclusive of utility bills, Wi-Fi and Council Tax.

This room is suitable for couples

Available November 2025 - Only £650 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                                           |           | A                                                               |           |
| (92-)                                       |           | (92-)                                                           |           |
| B                                           |           | B                                                               |           |
| (81-91)                                     |           | (81-91)                                                         |           |
| C                                           |           | C                                                               |           |
| (69-80)                                     |           | (69-80)                                                         |           |
| D                                           |           | D                                                               |           |
| (55-68)                                     |           | (55-68)                                                         |           |
| E                                           |           | E                                                               |           |
| (39-54)                                     |           | (39-54)                                                         |           |
| F                                           |           | F                                                               |           |
| (21-38)                                     |           | (21-38)                                                         |           |
| G                                           |           | G                                                               |           |
| (1-20)                                      |           | (1-20)                                                          |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |

