

# MSPROPERTIES

## ESTATE AGENCY

Llanbadarn , Aberystwyth, Ceredigion, SY23 1HJ

**£1,100 Monthly**

**TO LET / I'W OSOD**



### **Property Features:**

- Unfurnished
- Garden
- 2 Reception rooms
- Central Heating
- Council tax Band F
- Kitchen
- Village Location

## Description

Beautifully presented 3 bedroom house located in Llanbadarn Fawr. The property is furnished to a very high standard and consists of two reception rooms, kitchen, three bedrooms, bathroom and garden.

AVAILABLE FROM MAY 2026 - £1,100 PER MONTH.

COUNCIL TAX BAND 'F'



## 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-)		A (92-)	
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	
	78		
	60		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

