

# MSPROPERTIES

## ESTATE AGENCY

7 Clos Llety Gwyn Llanbadarn Fawr, SY23 3UH

**GUIDE PRICE £285,000**

**FOR SALE / AR WERTH**



### Property Features:

- Investment or Family Home
- Open plan Kitchen/Diner
- 4 Bedrooms
- Popular Location
- Ample Parking
- Freehold
- Detached
- Viewings via agency only

## Description

A well-presented 4-bedroom detached house which was previously utilised as a HMO property. Clos Llety Gwyn is a short walk into the village of Llanbadarn Fawr, which offers amenities such as a garage/shop, hairdressers and public houses.

There is a frequent bus service available into Aberystwyth and the nearby Parc y Llyn Retail Park.

The Seaside town of Aberystwyth offers a range of services and facilities, a hospital, supermarkets, high street brands, local primary and secondary schools and excellent transport links.

This fantastic property could easily be returned to a lovely family home or kept as a great investment property. The property is located over 2 floors offering an open plan kitchen/Diner, WC, Sitting room & Bedroom on the Ground floor with Shower room, 3 double bedrooms (1 with ensuite) on the First floor. The property also benefits from Gas-Fired central heating, double-glazed windows, a rear garden and private parking.

Currently rented, the property provides an annual gross income of approximately £15,000.00  
Viewings are highly recommended.

## Floor Plan



**Hallway:**

Entry through Upvc front door, with doors leading to:

**Bedroom 1:** 3.98m ( 13'1" ) x 2.31m ( 7'7" )

Currently utilized as a bedroom, this room could also be a lovely Lounge while offering ample double sockets, Upvc double glazed window to the front, Double panel central heating and woven carpet.

**WC:**

Ground floor W.C with Toilet, hand basin, Upvc double glazed window to the front, Double panel central heating and tiled floor.

**Kitchen/Diner:** 7.60m ( 25'0" ) x 3.05m ( 10'1" )

A spacious open-plan kitchen/dining room. The kitchen offers ample built-in units and worktop with electric oven, hob and extractor along with space for white goods. There is ample double sockets, Upvc double glazed window to the rear, Double panel central heating and tiled floor.

The dining area is a spacious space with ample double sockets, Upvc double glazed window & patio doors to the rear, Double panel central heating and woven carpet.

**Sitting Room:** 2.79m ( 9'2" ) x 2.81m ( 9'3" )

A lovely cosy Sitting room or Office offering ample double sockets, Upvc double glazed window to the front, Double panel central heating and woven carpet.

**Landing:**

Landing offering airing cupboard, sockets and woven carpet with access to bedrooms and bathroom:

**Bathroom:** 1.99m ( 6'7" ) x 1.71m ( 5'8" )

Large tiled shower with low level tray, low flush w.c and pedestal sink with light and shaver socket. Upvc window to the rear and tiled flooring.

**Bedroom 2:** 2.96m ( 9'9" ) x 3.06m ( 10'1" )

Double bedroom offering built in wardrobe, ample double sockets, Upvc double glazed window to the rear, Double panel central heating and woven carpet.

**Bedroom 3:** 3.37m ( 11'1" ) x 4.10m ( 13'6" )



Very large double bedroom offering ample double sockets, Upvc double glazed window to the front, Double panel central heating and woven carpet.

**Bedroom 4:** 3.95m ( 13'0") x 2.77m ( 9'2")

Double bedroom offering spacious en-suite facilities with shower, wc and sink. Ample double sockets, Upvc double glazed window to the front, Double panel central heating and woven carpet.

**External:**

The front offers ample private parking on the tarmacadam driveway, and the rear offers a flat-contained garden with patio area with soil/lawn area.

**Services:**

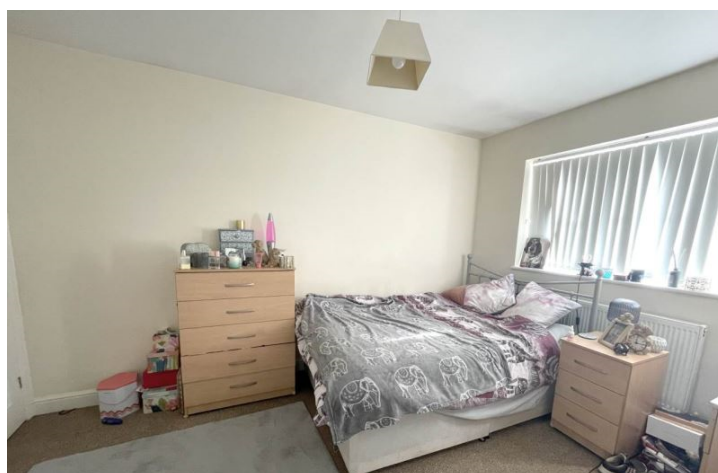
We are advised that mains electricity, Gas and Water are connected to the property and Council Tax band is "E"

**Viewings:**

All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

**Important Information:**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not represent fact or form part of an offer or contract. The information referred to in these particulars should be independently verified by



**EPC Certificate**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			90
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			92
(92-100) A			
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		England & Wales	