

# MSPROPERTIES

## ESTATE AGENCY

11 New Street, SY23 2AT

**GUIDE PRICE £245,000**

**FOR SALE / AR WERTH**



### Property Features:

- Basement
- Gas Fired Central Heating
- 4 Bedrooms
- Freehold Town House
- Attractive Victorian House
- Double Fronted Property
- 3 Reception Rooms
- Modern Bathroom

## Description

### SUMMARY

A freehold double fronted mid terrace town house offering four bedrooms three reception rooms and useful Lower ground floor cellar. Close to the promenade and St Michaels Church.

### DESCRIPTION

This attractive double fronted town house is conveniently situated in the town close to the Castle grounds and St Michaels Church. The University town and seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts. This Victorian style house is built of solid stone walls with rendered and painted external elevations. The accommodation is arranged over four floors with Cellar, Ground floor with three reception rooms and a kitchen. First floor with two bedrooms and bathroom Second floor within the attic space with a further two bedrooms. Enclosed rear garden

## Floor Plan



This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. MS Properties are not liable for any incorrect measurements or layout.

**Central Entrance Door:**

Opens into an inner porch separated by a panelled glazed door which leads to:

**Open Plan Dining Room:** 2.90m ( 9'7" ) x 4.51m ( 14'10" )

With window to front, two wall light, two double panelled radiators. Doors to:

**Lounge:** 3.31m ( 10'11" ) x 3.66m ( 12'1" )

With bay window to front. feature tiled fireplace surround, alcove fitted cupboard. Panel radiator, Three twin power points.

**Sitting Room:** 2.33m ( 7'8" ) x 3.22m ( 10'7" )

With window to rear with aspect of garden. Panel radiator, Alcove fitted cupboard. Twin Power point.

**Kitchen:** 2.33m ( 7'8" ) x 2.56m ( 8'5" )

With range of fitted base and eye level units. Work tops above incorporating single drainer sink. Four ring electric hob. Electric oven Built in store cupboard. Door to outside. Three twin power points.

**Lower Ground Floor Cellar:**

Comprising of:

**Utility Room:** 3.50m ( 11'6" ) x 3.29m ( 10'10" )

With an old Maids Cooking range. Base level units incorporating a single drainer stainless steel sink. Housing the electric consumer unit and electric and gas meters.

**Store Room:** 2.93m ( 9'8" ) x 2.60m ( 8'7" )

**Rear Workshop:** 3.53m ( 11'7" ) x 2.56m ( 8'5" )

Housing the wall-mounted gas-fired boiler which controls the hot water and central heating.

**Shower Room:** 2.76m ( 9'1" ) x 2.24m ( 7'5" )

With a shower cubicle incorporating a Triton electric shower unit. Pedestal wash hand basin and low-level flush WC. Panel radiator.

**First Floor:**

Approached by turnstyle staircase to central landing with stairs to second floor and doors leading to:

**Main Bedroom:** 4.47m ( 14'8" ) x 3.05m ( 10'1" )



With window to the front and an alcove cupboard with fitted shelves. Panel radiator and two twin power points.

**Main Bathroom:** 3.61m ( 11'11" ) x 3.12m ( 10'3" )

Newly renovated bathroom suite comprising of double counter-top wash hand basin unit, shower cubicle and freestanding roll top bathtub.

**Front Bedroom:** 3.31m ( 10'11" ) x 3.47m ( 11'5" )

With a bay window to the front. Panel radiator and two twin power points.

**Second Floor:**

Approached by turnstyle staircase leading to:

**Attic Bedroom:** 3.84m ( 12'8" ) x 3.79m ( 12'6" )

With dormer window to the rear. Storage cupboard within the eaves.

**Front Bedroom:** 3.99m ( 13'2" ) x 2.20m ( 7'3" )

With a window to the front. Panel radiator and two twin power points.

**Outside:**

Enclosed rear garden.

**Services:**

We are advised that mains Electric, Gas, Water and drainage are connected. Gas-fired central heating system. Council Tax Band '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



**EPC Certificate**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92- A)			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92- A)		
	(81-91) B		83		(81-91) B		83
	(69-80) C				(69-80) C		
	(55-68) D	57			(55-68) D	57	
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G		
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			