

MSPROPERTIES ESTATE AGENCY

Llys Y Cwm, SY23 3TY

GUIDE PRICE £269,950

FOR SALE / AR WERTH



Property Features:

- 3 Bedrooms
- Viewing Recommended
- Detached Garage
- Convenient Location
- Detached Bungalow
- Freehold
- Spacious Lounge

Description

SUMMARY

A freehold detached individual built 3 bedroom bungalow in convenient village location close to comprehensive local amenities. Ideal for prospective buyers seeking a low maintenance property.

DESCRIPTION

This 3 bedroom bungalow is ideal for couples or families of all age groups seeking a comfortable accommodation within a popular commuter village of Penrhynoch which offers a comprehensive range of everyday amenities and one of the largest employers in the area available at IBERS, Gogerddan. The university town and seaside resort of Aberystwyth lies some 4 miles distance and offers excellent social, educational and shopping facilities with public transport to all parts. The property was built in c.1990 by a reputable local builder of traditional brick and block cavity wall construction. The external elevations are mainly rendered and painted. The main wall supports a pitched roof laid with concrete interlocking tiles. Windows are of Upvc double glazed casements. This has been built as a low maintenance property.

Floor Plan

Ground Floor Only:

UPVC front entrance door leading to enclosed storm porch with door to:

Lounge: 5.23m (17'2") x 4.13m (13'7")

Open plan with window to front and side. Feature brick-built fireplace surround with electric insert fire. Two night storage heaters. Five twin power points. Tv power point with single power point. Double airing cupboard housing factory lagged hot water cylinder with electric immersion heater. Door to:



Kitchen/Breakfast Room: 3.78m (12'5") x 2.74m (9'0")

With window to front. Fitted units comprise of five base cupboards and three drawer cupboards. Worktops above incorporate single drainer stainless steel sink with rinse bowl. Cooker control with power point. Two twin power points. Plumbing for automatic washing machine.



Internal Hall:

With electric consumer unit. Door to outside and door to:

Bathroom:

With a panelled bath with an electric shower unit above. Pedestal wash hand basin. Low flush WC. Night storage heater and wall-mounted electric heater.



Bedroom: 3.13m (10'4") x 2.62m (8'8")

With window to side. Night storage heater and two single power points.

Main Bedroom:

With window to rear. Night storage heater. Two single power points and one twin power point.

Rear Bedroom: 3.78m (12'5") x 2.78m (9'2")

With window to rear. Night storage heater and two single power points.

Outside:

To front: vehicular gated entrance drive to front leading to carport and;

Garage: 4.78m (15'9") x 2.53m (8'4")

With an up-and-over garage door. Power and lights.

Services:



We are advised that mains electric, water and drainage are connected. Partial heating system by way of electric night storage heaters. Telephone subject to terms and conditions.

General:

This individually built detached bungalow offers good size rooms ideal for couples or families of all age groups.

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.

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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 the vendor or buyer. Neither MS Properties or it's employees have any authority to make representation or warrant any information in relation to this property.



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
	(1-20) G			Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
Not energy efficient - higher running costs							
			50				82
EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC		England & Wales	