

MSPROPERTIES

ESTATE AGENCY

6 Bro Nantcellan , SY23 3PH

GUIDE PRICE £299,950

FOR SALE / AR WERTH



Property Features:

- 2 Miles from Aberystwyth
- Convenient Location
- Freehold Semi-Detached
- 3 Bedrooms
- Integral Garage
- Viewings via agency only

Description

This property is positioned in a quiet and convenient location just 2 miles from Aberystwyth, and 1 mile from Bow Street amenities, just off the Clarach crossroad. Offering a freehold semi-detached property, with ample parking, a private garden, a garage and 3 double bedrooms.

Aberystwyth offers a good level of facilities and services including a regional hospital, university, national library, Welsh government and council offices, local and national retailers, primary and secondary schools, sixth form college and a good level of leisure facilities. Clarach bay is some ½ mile from the property being within level walking distance offering a beach, chip shop, licensed restaurant and arcade.

An ideal family home situated on a quiet cul-de-sac with lovely walks and amenities close by. Viewings are recommended.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Hallway:

Accessed via wood front door into hallway, access to lounge and kitchen, with stairs leading up to 1st floor:

Lounge/Diner: 7.72m (25'4") x 3.65m (12'0")

Spacious Living area, with lounge and dining space, double glazed window to the front and sliding patio door to the rear, electric heating and carpet.

Kitchen: 3.77m (12'5") x 2.99m (9'10")

All round base and wall units, tiled splash backs, white electric double oven, separate ceramic hob, and hood above. Double glazed window to the rear, access to W.C and door to utility:

W.C:

Under stairs, W.C with hand wash sink, both in pink.

Utility Room: 3.87m (12'9") x 3.16m (10'5")

Spacious utility room, fitted base unit and worktop with ample space for washer and dryer. Double glazed window to the rear, Upvc back door to access garden and internal to garage:

Garage: 5.60m (18'5") x 3.16m (10'5")

Handy storage space with double-glazed window to the side, up and over garage door to the front:

Landing:

Access to 1st floor with window to the side, spacious airing cupboard and access to all bedrooms and bathroom:

Bedroom 3: 2.46m (8'1") x 2.69m (8'10")

Small double or single bedroom with window to the rear, electric heating and carpet.

Bedroom 2: 3.57m (11'9") x 2.92m (9'7")

Double bedroom with window to the rear, electric heating and carpet.

Bedroom 1: 4.09m (13'6") x 2.92m (9'7")

Spacious double bedroom with window to the front, electric heating and carpet. (Wardrobes not fitted)

Bathroom: 1.71m (5'8") x 2.80m (9'3")

Modern suite with P-shaped shower bath, low-level wc, pedestal sink and floor-to-ceiling modern tiling



Services:

We are advised that Mains Electricity, Water and Sewerage are connected. Council Tax Band 'E'

External:

Offering ample parking on the tarmacadam driveway, garage, and access down the side to the private garden in the rear.

Viewings:

All Viewings are 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 cooperation in order that there will be no delay in agreeing to 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 nor its employees have any authority to make representation or warrant any information in relation to this property.



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(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		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	63		77
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	