

# MSPROPERTIES

## ESTATE AGENCY

14 Crynfryn Buildings, SY23 2BD

**GUIDE PRICE £155,000**

**FOR SALE / AR WERTH**



### Property Features:

- Gas Fired Central Heating
- End terrace link Cottage
- 2 Bedrooms
- Walking distance to Town Centre
- Car parking area
- First Floor Bathroom
- Freehold Town House

## Description

### SUMMARY

A freehold two-bedroom town centre cottage with a first-floor bathroom and gas-fired central heating system. Private convenient location close to the town centre with car parking facility.

### DESCRIPTION

The property is conveniently located along a no-through road being a small private cul-de-sac in a discreet location tucked away behind the town centre and close to the old town library. The cottage is convenient to good local shops and local facilities. The University town and seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts. The cottage is built of traditional solid masonry walls with rendered front elevation. The main wall supports a pitched roof laid with slate. The property has been tenanted for a number of years and home improvements are now required which can be carried out to individual taste and requirements.

## Floor Plan



### **Ground Floor:**

Upvc Double glazed front entrance door to:

### **Hall:**

With panelled radiator, stairs to first floor and door to:

**Lounge:** 3.50m ( 11'6" ) x 3.20m ( 10'6" )

With window to front. Smoke alarm Telephone point. Recess store cupboard housing electric and gas meters. Power points. Door opening to:

**Kitchen:** 3.98m ( 13'1" ) x 2.11m ( 7'0" )

Upvc double glazed door to outside rear yard. Four base cupboards, two drawer cupboards, four wall cupboards work tops above. Single drainer sink with rinse bowl. Wall mounted Worcester gas fired boiler which heats hot water and central heating. Two twin power points panel radiator.

### **First Floor:**

Approached by easy rise stair case leading to central landing with access hatch to loft space partly boarded ideal storage. Doors to:

### **Bathroom:**

With panelled bath with electric shower unit above. Pedestal wash hand basin. Low flush WC.

**Rear Bedroom:** 3.28m ( 10'10" ) x 2.13m ( 7'0" )

With window to rear. Double panel radiator. Twin power point.

**Main Bedroom:** 2.78m ( 9'2" ) x 2.69m ( 8'10" )

With window to front. Panel radiator. Twin power point. Built in double wardrobe.

### **Outside:**

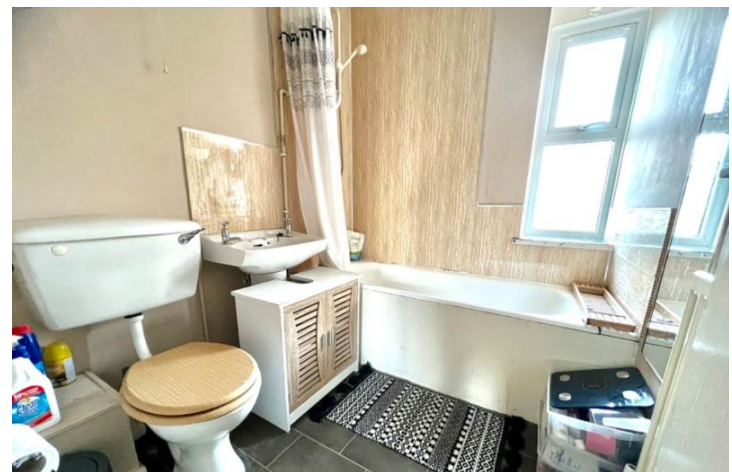
There is a car parking space. Also area of land to erect a storage shed. The rear yard is small and ideal bin store area.

### **Services:**

We are advised that mains Gas, Electric, Water and Drainage are connected. Telephone subject to BT terms and conditions. Gas fired central heating system. Council Tax Band D.

### **General:**

This is an ideal first time buyers house close to local amenities and tucked away from the hustle and bustle of town.



**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.

**Continued:**

- 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			93	(92-100) A			95
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		64		(55-68) D		62	
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	