

MSPROPERTIES

ESTATE AGENCY

3 Llys Hendre, SY23 3PW

GUIDE PRICE £249,995

FOR SALE / AR WERTH



Property Features:

- Popular residential Area
- Gas Fired Central Heating
- Close to local amenities
- Freehold
- Modern Mid link House
- Viewing Recommended
- 3 Bedrooms
- Off street parking

Description

A great opportunity to purchase a well-presented linked 3 Bedroomed semi detached house well situated in a quiet cul-de-sac on the sought-after Waunfawr. The property is within walking distance of the Seaside town of Aberystwyth, offering a range of services and facilities including hospital, supermarkets, high street brands, local primary and secondary schools and excellent transport links. Waunfawr benefits from being within walking distance of The University, Bronglais Hospital, Penglais Secondary School, the Local Post Office, Supermarket, Subway and Fish & Chip Shop.

A well-presented 2/3 bedroom property with spacious kitchen, lounge, 3 bedrooms and modern shower room. This property offers ample private parking, a rear garden with a decking area, gas central heating and double glazing.

The locality is considered to be one of the most desirable residential areas in Aberystwyth, as it is close to the town and is surrounded by pleasant rural countryside.

REDUCED TO SELL - VIEWINGS RECOMMENDED

Floor Plan



Entrance:

Accessed through the main front door, hallway with parquet flooring, radiator and door to the rear. Access to:

Kitchen: 4.51m (14'10") x 3.14m (10'4")

Spacious modern Kitchen with tiled flooring, floor-to-wall fitted units throughout for ample storage, electric low-level cooker, gas hob with integrated extractor. Space for white goods and washing machine, gas mains Worcester Bosch boiler, two double-glazed windows to the front and ample sockets.

Lounge: 4.51m (14'10") x 3.32m (10'11")

Generous-sized living room with laminate flooring, fireplace, double-glazed window to the rear, radiators, ample sockets and double-glazed patio doors with access to the patio/decking area.

Landing:

Split landing with access to:

Bedroom 1: 2.57m (8'6") x 4.03m (13'3")

Lovely light double bedroom to the front, double glazed box window, radiator and ample sockets.

Bathroom (Shower): 1.80m (5'11") x 2.06m (6'10")

Modern shower room with large shower unit, toilet, vanity sink unit, heated towel rail and extractor.

Bedroom 2: 2.60m (8'7") x 3.51m (11'7")

Spacious double bedroom to the rear, double-glazed window, radiator and ample sockets.

Bedroom 3: 1.83m (6'1") x 2.29m (7'7")

Single bedroom/study to the rear, double-glazed window, radiator and ample sockets.

Exterior:

Patio and Tarmac driveway to the front, rear access through the porch/hallway to patio and decking area to the rear.

Services:

We are advised that Mains Electricity, Gas, Water and Sewerage are connected.

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