



2 Bedroom Terraced House
11 Poplar Row
Aberystwyth, Ceredigion. SY23 2JX

ASKING PRICE: £175,000
www.iestynleyshon.com



11 Poplar Row, Aberystwyth, Ceredigion. SY23 2JX.

This well maintained two bedroom town-house is conveniently located and with in sight of the train station clock. Ideal for couples of all age groups. The property has come out of a residential letting and is offered for sale with immediate vacant possession. The property offers a good size lounge a modern fitted kitchen and first floor bathroom. All warmed by way of a gas fired central heating system. The windows are of replacement Upvc type with double glazing. The property was built some 100 years ago of solid brick walls which support a pitched roof laid with slate. The property has been decorated with modern grey tones and recently new carpets laid. The University town and seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Brown wood grain Upvc front entrance door to:

Hall

With stairs to first floor and door to:

Lounge 4.05m x 3.46m

With window to front. Double panel radiator. Gas meter box. Power points. Doors to:

Understairs Storage

Housing electric meters and consumer unit.

Kitchen 4.40m x 2.00m

With range of modern fitted units comprise of five base cupboards drawer cupboard, work top above incorporation single drainer sink. Two twin power points. Single power point. wall mounted Worcester gas fired central heating system which heats hot water and central heating. Window and door to outside rear.

First Floor

Approached by easy rise stair case to landing with door to:

Bathroom

With modern white colour suite comprise Penell bath with shower unit above, Pedestal wash hand basin, Low flush WC. Chromium towel rail. extractor fan.

Rear bedroom 2.20m x 1.90m

With window to rear. two twin power points. Double panel radiator.

Main Bedroom 4.09m x 3.50m

With window to front. Three twin power points. Panel radiator.

Outside

To rear enclosed garden area with a central concrete yard with raised flower borders and a rear loose gravel seating area. Attached brick built old outside toilet ideal store shed.

Services

Mains electric, Gas, Water and Drainage. Gas fired central heating system. Council tax Band "?"

General

If you're looking for a convenient, easy to maintain town house then look no further. Contact Iestyn Leyshon on 01970 626585 who will arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			71
(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			

