



2 Bedroom Terraced House
14 Crynfryn Buildings
Aberystwyth, Ceredigion. SY23 2BD

ASKING PRICE: £155,000
www.iestynleyshon.com



14 Crynfryn Buildings, , Aberystwyth, SY23 2BD

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 support 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.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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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

Upvc Double glazed front entrance door to:

Hall

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

Lounge 3.50m x 3.20m

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

Kitchen 3.98m x 2.11m

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 3.28 m x 2.13m

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

Main Bedroom 2.78m x 2.69m

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

Mains Gas, Electric ,Water and Drainage. Telephone subject to BT terms and conditions. Gas fired central heating system. Council Tax Band

General

This is an ideal first time buyers house close to local amenities and tucked away from the hustle and bustle of town. For further details please apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

