



2 Bedroom, Terraced House
7 Crynfryn Row
Aberystwyth, Ceredigion. SY23 2BB

ASKING PRICE: £169,950
www.iestynleyshon.com



7 Crynfryn Row, Aberystwyth, Ceredigion. SY23 2BB

The property is situated along a pedestrian pathway behind the old town library building. there is access to the seafront by descending slate steps which adjoin the Promenade. This is a convenient town centre location close to shops yet away from the busy streets. The University town and seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts. The property was built c1890 of traditional solid stone construction with rendered front elevation. The main walls support a pitched roof laid with slate/tile. The property has been occupied by an elderly person in recent years and will now benefit from home improvements 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 front entrance door leading to:

Hall

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

Lounge 3.76m x 3.70m

With window to front. recess cupboard housing Gas meter and Electric consumer unit. Gas fire. Two twin power points. Double panel radiator. Door to:

Kitchen/Dining Room 4.70m x 2.47m

With window to rear. Three base cupboards Drawer cupboard, Three wall cupboards. Panel radiator. Ideal wall mounted gas fired boiler which heats hot water and central heating.

First Floor

Approached by easy rise stair case to Landing with doors to:

Bathroom

With paneled bath with electric shower unit above, pedestal wash hand basin, low flush WC. Panelled radiator,

Main Bedroom 3.62 m x 3.32m

With window to front and side. Double panel radiator. Twin power point.

Rear Bedroom 2.70m x 2.26m

With window to rear.

Services m x m

Mains electric, gas, water and drainage. gas fired central heating system. Council tax band C. Annual Payment £1,580 average

General

This is a convenient location tucked away on a pedestrian side street with access to the town centre and seafront. Ideal first time buyers or prospective buyers seeking goodsize cottage with potential to turn it in to a real gem of a property. For further details please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(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			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		15	
Not environmentally friendly - higher CO ₂ emissions			