

ATTENTION 1ST TIME BUYERS - Deceptively spacious 3 bed dwelling. Within walking distance to town centre amenities. Aberystwyth - On Cardigan Bay - West Wales.



Glanadal 5 Pound Place, Aberystwyth, Ceredigion. SY23 1LX.

£190,000

Ref R/4912/RD

****Attention 1st time buyers**Attention investors**Attractive 3 bed property**Walking distance to university, hospital and town centre amenities**Ideal opportunity to get onto the housing ladder within this popular university town**Private rear garden**3 double bedrooms. An attractive opportunity within this ever popular Mid Wales strategic town.**

The property is situated within the university town of Aberystwyth, being close walking proximity to the regional hospital, national library, Welsh Government local authority offices, town centre, retail parks, industrial estate, local shops, cafes, bars and restaurants. Also Network rail connections.



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GROUND FLOOR

Entrance Hallway

Accessed via hardwood door. Open stairs to first floor, radiator. Fire alarm system, understairs cupboard.



Lounge

12' 5" x 12' 9" (3.78m x 3.89m) with bay window to front, radiator, multiple sockets, tv point.



Kitchen

11' 2" x 12' 5" (3.40m x 3.78m) with oak effect base and wall units, stainless steel sink and drainer with mixer tap, oven and grill, electric hobs and extractor over, wall mounted Worcester gas boiler, radiator. Rear window.





Utility Room

4' 6" x 8' 2" (1.37m x 2.49m) with washing machine connection, walk into -



Rear Porch

Which includes a w.c. radiator, external door and window overlooking garden, vinyl flooring.



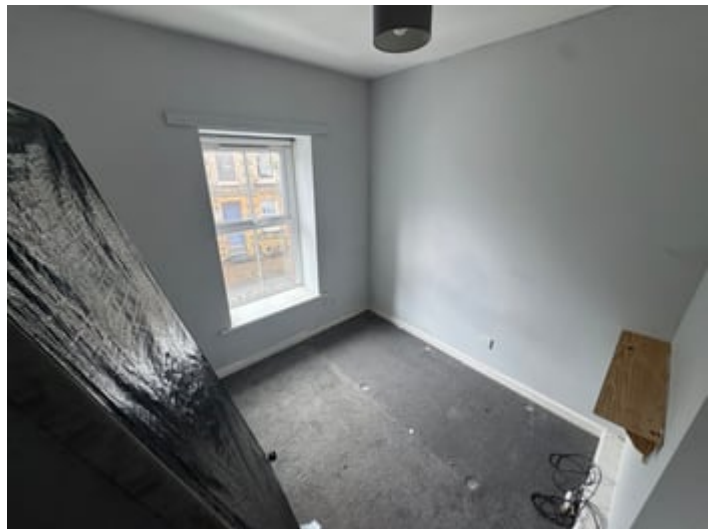
FIRST FLOOR

Landing

With access to loft.

Front Bedroom 1

9' 4" x 8' 8" (2.84m x 2.64m) a double bedroom, window to front, multiple sockets, radiator.



Front Bedroom 2

8' 8" x 15' 4" (2.64m x 4.67m) a double bedroom with bay window to front, multiple sockets, radiator.



Rear Bedroom 3

10' 3" x 10' 6" (3.12m x 3.20m) a double bedroom, window to rear, radiator, multiple sockets, tv point.



Bathroom

6' 9" x 5' 7" (2.06m x 1.70m) with walk in shower, w.c. single wash hand basin, half tiled walls, rear window, radiator.



EXTERNALLY

To the Front

The property fronts onto Pound Place with on street parking.



To the Rear

Enclosed rear garden with 6ft walls and fencing to borders.

Side storage shed.



MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

The property benefits from mains water, electricity and drainage. Mains gas central heating.

Council Tax band B (Ceredigion County Council).

Tenure Freehold.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (71)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

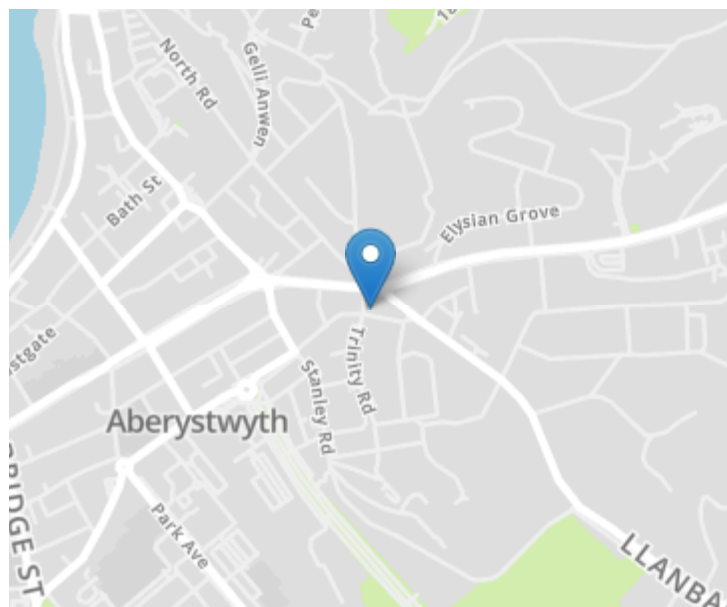
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Aberystwyth town centre along Great Darkgate Street, join the A487 North Parade and continue onto North Gate Street (straight along and do not turn right onto the one way system along Thespian Street). Continue heading north, passing Skinner Street on your right hand side and take the next right hand turning onto Pound Place (opposite North Road junction). The property will be the third on the left hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	71	77
England, Scotland & Wales		EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

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