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Cosy 2 Bed Property - Aberystwyth Town Centre - West Wales.



10 Crynfryn Buildings, Aberystwyth, Ceredigion. SY23 2BD.

Ref R/2556/DD

£145,000

****ATTENTION 1ST TIME BUYERS**ATTENION INVESTORS**Cosy 2 bed terraced property**Aberystwyth town centre**Modern kitchen and bathroom**New Gas Central heating boiler**Private parking arrangement**Rear Garden**Ideal town centre living opportunity****

The property is situated within the town centre of Aberystwyth being a strategic town within Mid Wales. The town offers a range of regional facilities including a hospital, university, national rail connections, local and national retailers, cafes, bars, restaurants, hotels and is the main administrative centre for Ceredigion County Council. The Welsh Assembly Government also have a regional office within the town.

Entrance Hallway

10' 2" x 5' 4" (3.10m x 1.63m) accessed via upvc door, radiator.



Lounge

10' 8" x 12' 6" (3.25m x 3.81m) with window to front, radiator, alcove shelving, fitted cupboard. Spot lights to ceiling, TV point, multiple sockets.

Kitchen



6' 10" x 12' 1" (2.08m x 3.68m) oak effect kitchen, Neff



electric oven and grill, tiled splash back, formica work tops, stainless steel sink and drainer with mixer tap, rear window and door to garden. Tiled flooring, radiator. Spot lights to ceiling, fitted fridge freezer.

FIRST FLOOR

Landing

Access to loft.

Rear Bedroom 1



7' 0" x 11' 3" (2.13m x 3.43m) a double bedroom, rear window, multiple sockets, radiator, fitted wardrobes with louvre doors.

Bedroom 2



6' 6" x 12' 6" (1.98m x 3.81m) a double bedroom, radiator, multiple sockets, window to front, fitted cupboard.

Bathroom



8' 2" x 5' 8" (2.49m x 1.73m) with a corner shower, dual flush w.c. single wash hand basin, heated towel rail, fully tiled walls and floor.

EXTERNALLY

To the front



The property is approached from the street with side private parking arrangement. Footpath access to main dwelling.

To the Rear



A contained court yard area with space for outdoor seating.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Mains Gas Connection.

Directions

From Marine Terrace heading north take a right hand exit onto Terrace Road (to the side of Baravin) and proceed for



some 50 yards taking the 1st right hand exit onto Corporation Street. Continue up the street, passing the turning for Alfred Place on the left, continue alongside the church and garage, bearing left onto Crynfryn Buildings and the property is located at the far end on the right hand side.

