

Ystumtuen



Viewing Arrangements
Strictly by appointment
through Alexanders

Ystumtuen

Asking Price £120,000

Traditional two bedroom terraced cottage located in the rural village of Ystumtuen.

An opportunity to purchase a beautiful two bed cottage approximately 12 miles out from Aberystwyth. A great property for those looking to get on the property ladder or looking to purchase an investment.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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Ystumtuen

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PROPERTY COMPRISES

Mains water and electricity are connected. Property is heated via solid fuel central heating. Unless expressly stated all rooms have a range of power points. Council tax band C.

LOUNGE 13' 10" x 11' 1" (4.24m x 3.40m)

Step inside to the lounge where you are greeted with cottage features such as beams, solid fuel burner, tiled flooring and large window overlooking the front. The room is well lit and is currently neutrally decorated. Built in storage. Door to kitchen.

KITCHEN/DINER 11' 1" x 9' 10" (3.40m x 3.00m)

Tiled flooring continued from lounge. The kitchen provides a range of base and eye level units with worktop over. Space and plumbing for washing machine. Fireplace. Under stair storage. Stairs rise to first floor.

FIRST FLOOR

Stairs carpeted to first floor.



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BEDROOM ONE 11' 1" x 9' 3" (3.40m x 2.84m)

Neutrally decorated and fully carpeted double bedroom. Original doors. Double glazed white UPVC window overlooking the front elevation, Wall mounted radiator.

BEDROOM TWO 11' 3" x 10' 7" (3.43m x 3.23m)

Another large bedroom with carpet to floor and a wall mounted radiator. Double glazed white UPVC window overlooking the side elevation.

SHOWER ROOM 6' 5" x 3' 6" (1.96m x 1.07m)

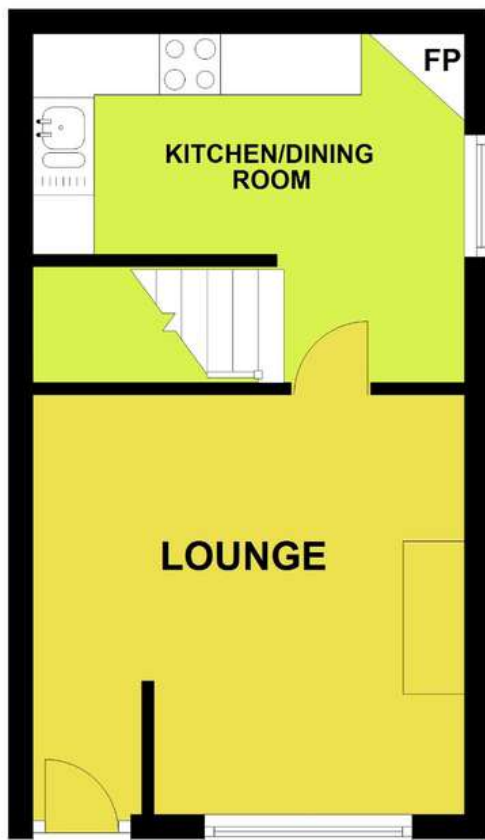
Comprising shower cubicle, low flush WC and wash hand basin.

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Ystumtuen
Energy Rating
E

GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information

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