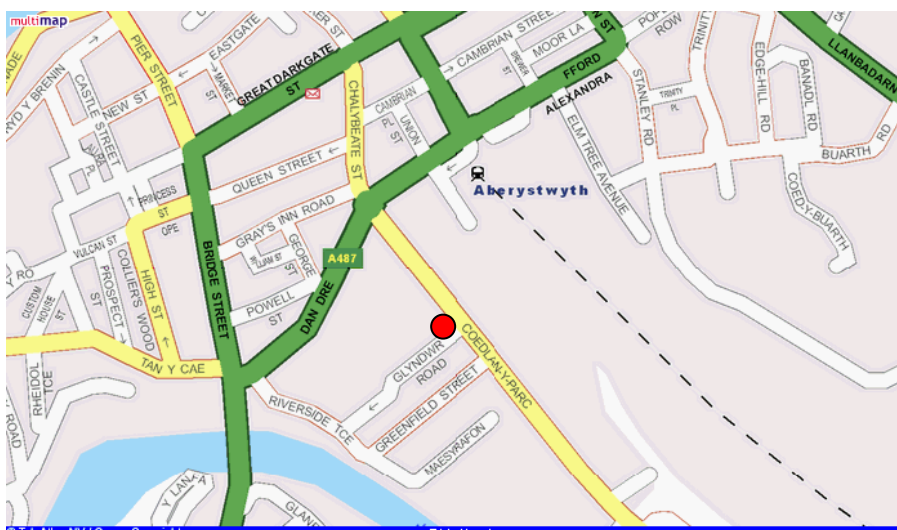




TO LET ON ASSURED SHORTHOLD TENANCY AGREEMENT

**Partly furnished first floor two bedroom flat with full gas central heating in a convenient town centre location adjoining Tesco/ M&S multi stores. Appointed to an extremely high standard.**

**FLAT 2  
BRYNMAIR  
PARK AVENUE  
ABERYSTWYTH, SY23 1PB**



**FLAT 2, BRYNMAIR, PARK AVENUE, ABERYSTWYTH**

**HALL**

**OPEN PLAN LIVING ROOM  
AND KITCHEN:**

**13'9 x 12'plus Kitchen Area**

Light front room with bay window, central heating radiator.



Fully integrated kitchen with fridge, washing machine, hob oven, single drainer stainless steel sink unit Wall mounted boiler.

**BEDROOM 1:**

**12'8 x 8'**

Fitted wardrobe, central heating radiator, uPVC double glazed window



**BATHROOM:**

Large shower cubicle with direct shower, wash hand basin, toilet. Chrome heated towel rail.

**BEDROOM 2:**

**7'8 x 11'6**

Central heating radiator, uPVC double glazed window



**SERVICES:**

Mains electric, water, drainage, gas, gas central heating.

**COUNCIL TAX:**

Band 'B'

**EER:**

72/C

**VIEWINGS:**

**Through Agents Office:**

Jim Raw-Rees & Co

1 Chalybeate Street

Aberystwyth

SY23 1HS

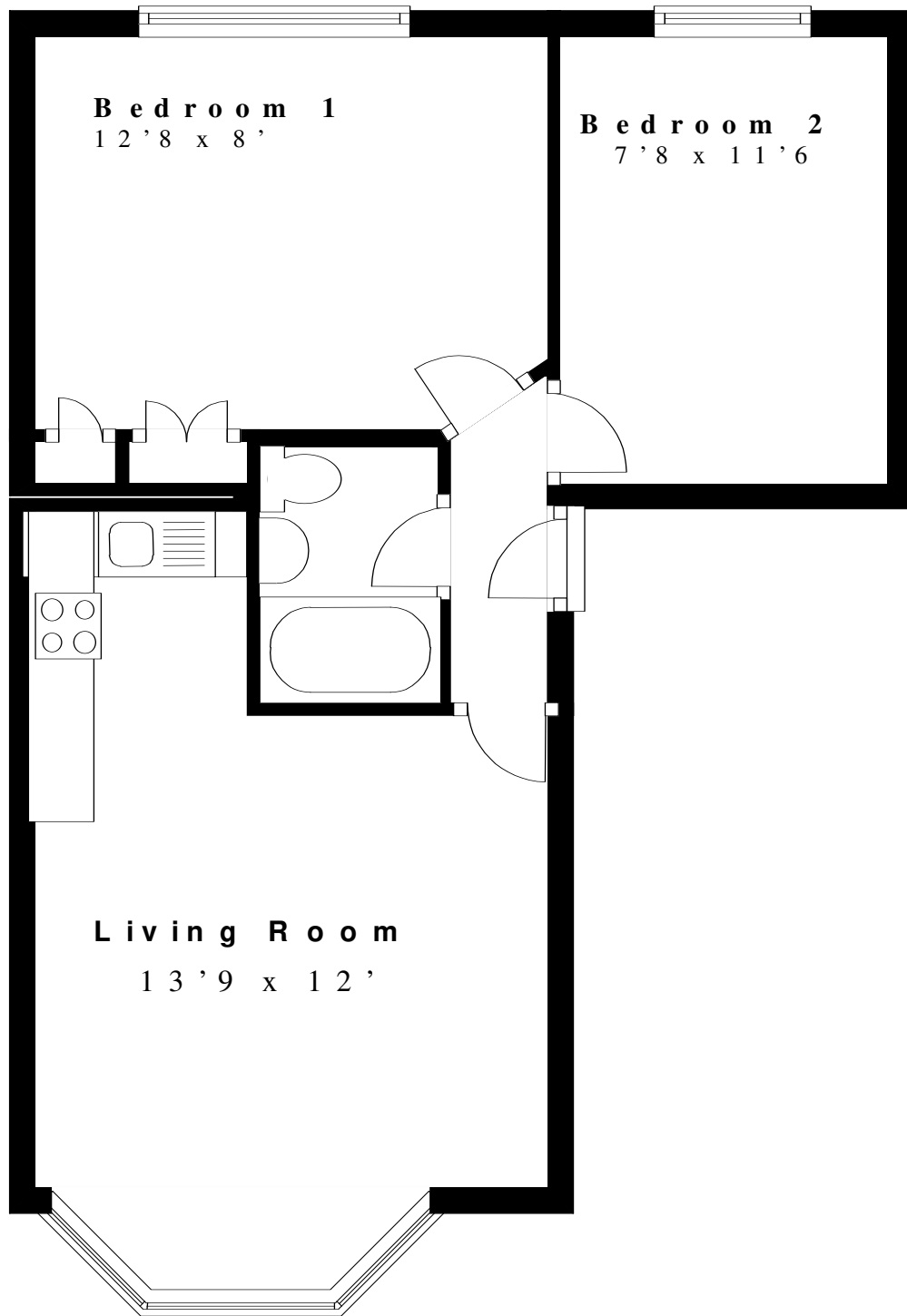
(01970) 617179 24-hour answer phone

**RENT:**

**£850 pcm (plus £850 deposit)**



**F i r s t F l o o r**



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.