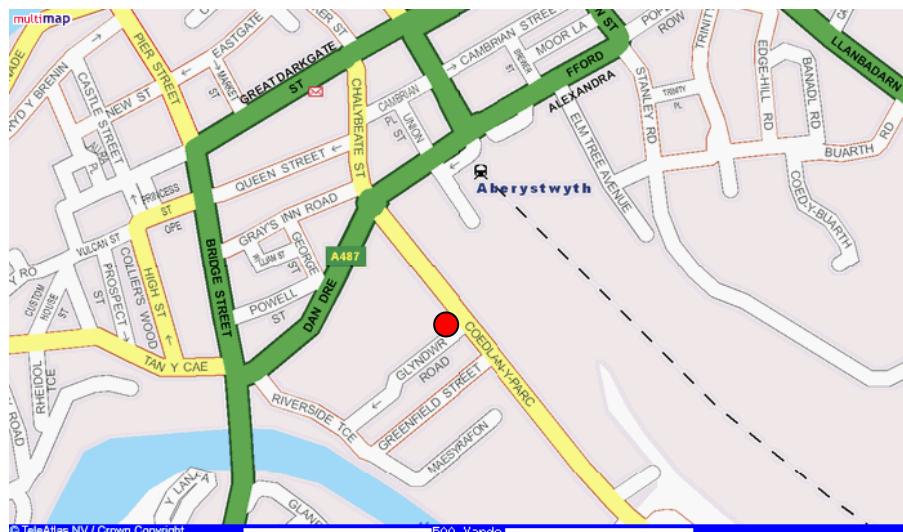




TO LET ON ASSURED SHORTHOLD TENANCY AGREEMENT

**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:**

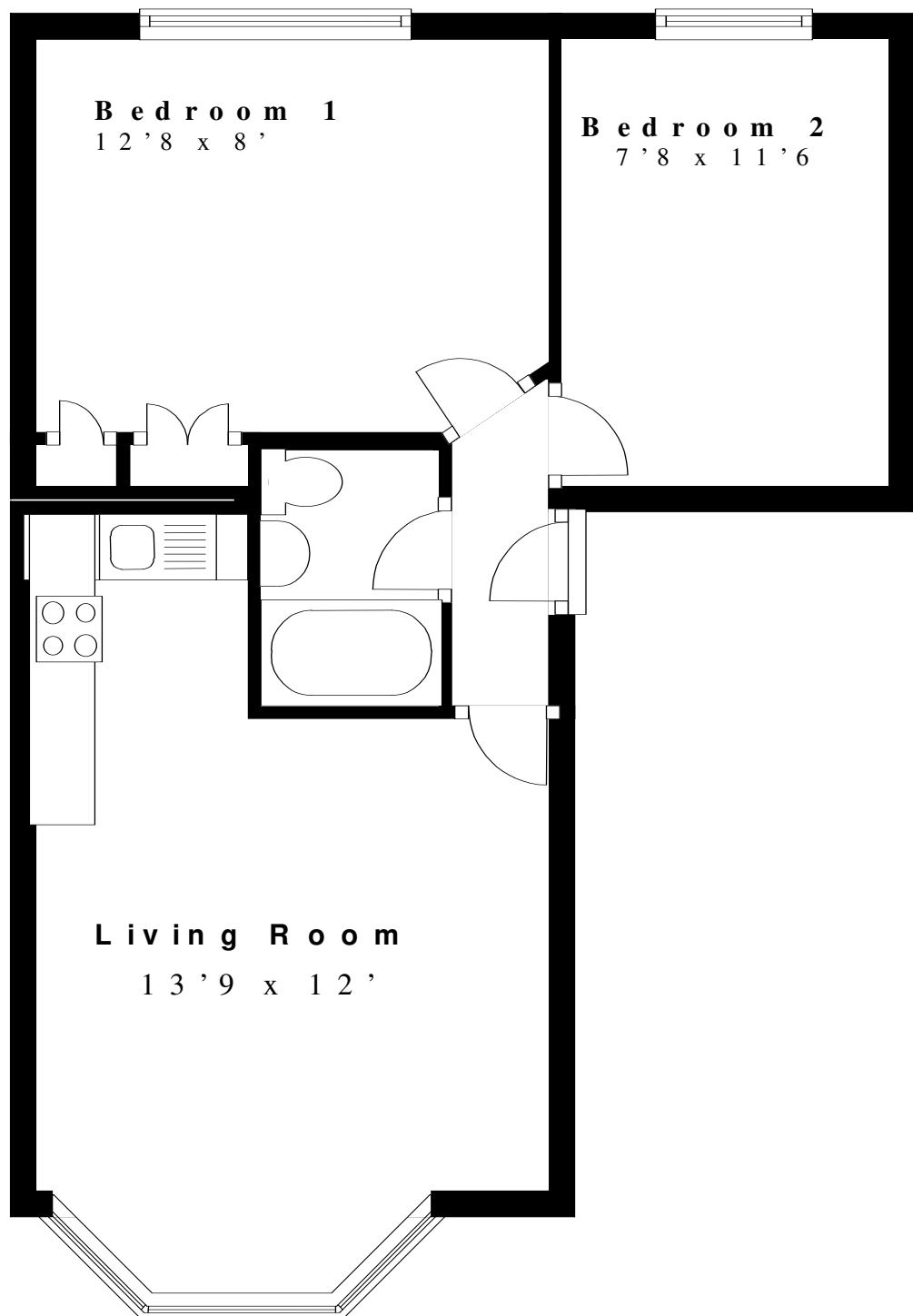
Band 'B'

**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.