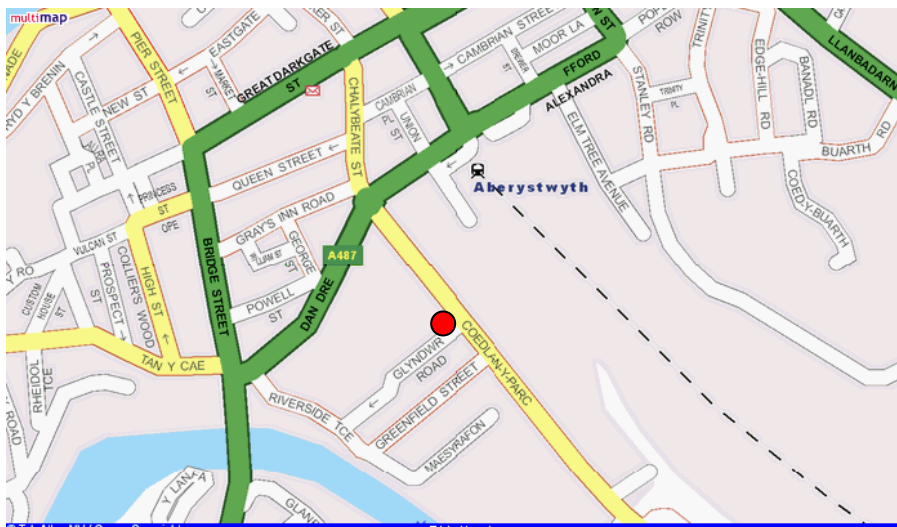




TO LET ON ASSURED SHORTHOLD TENANCY AGREEMENT

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

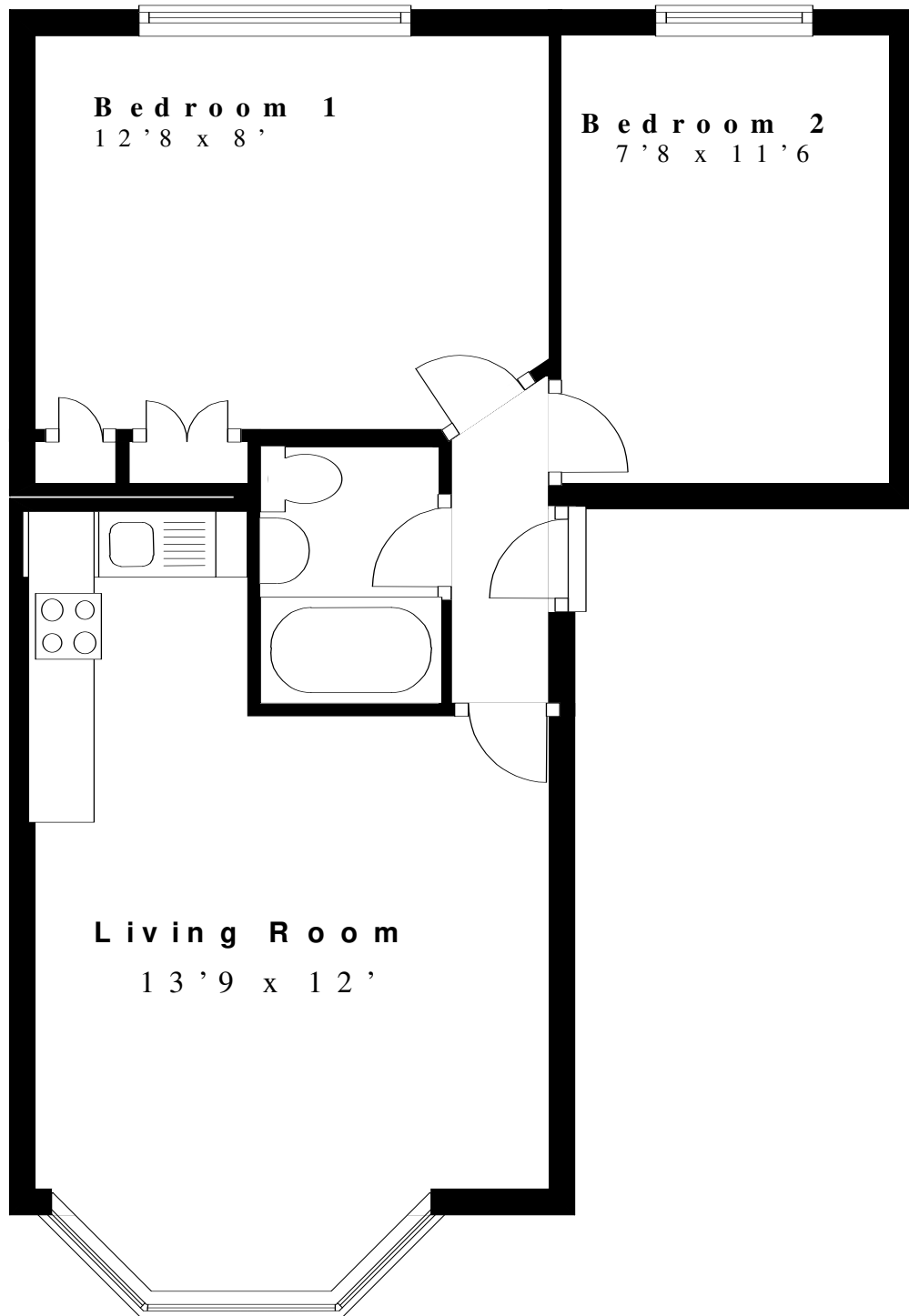
Aberystwyth

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.