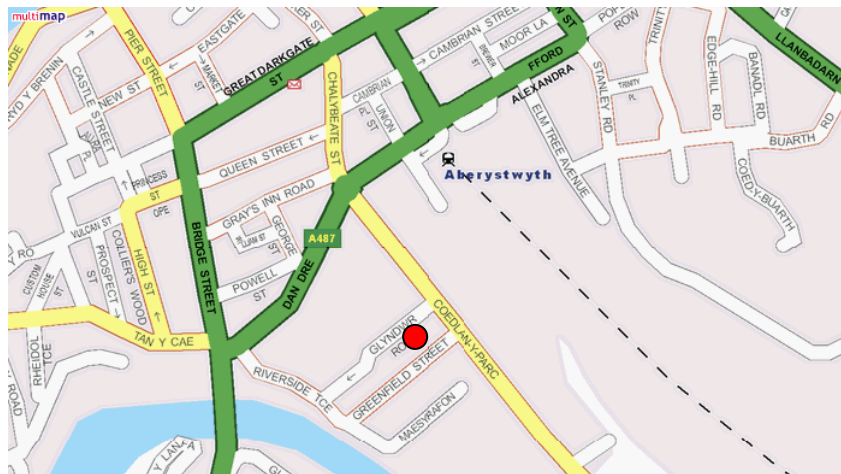




TO LET ON OCCUPATIONAL CONTRACT

Furnished ground floor one double bedroom flat available for **IMMEDIATE OCCUPATION** in a convenient town centre location adjoining Tesco and Marks & Spencer's with full gas central heating. Appointed to an extremely high standard.

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



1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS (01970) 617179
Email: property-sales@raw-rees.co.uk Website: www.raw-rees.co.uk

FLAT 1, BRYNMAIR, PARK AVENUE, ABERYSTWYTH

HALL:

Fitted carpet

LIVING ROOM:

10'8 X 11'

uPVC Double-glazed window.
Central heating radiator.
Laminate floor



BEDROOM:

9'6 X 9'6

uPVC double glazed window.
Central heating radiator. Fitted
wardrobe. Laminate floor



KITCHEN:

14' X 7'2

Central heating radiator. Electric
cooker. Washing machine.
Fridge. Single drainer stainless
steel sink unit. Quarry-tiled floor



BATHROOM:

Central heating radiator. White suite comprising panelled bath with shower over, glass screen. Low flush WC Wash hand basin. Tiled walls

OUTSIDE:

Rear garden/patio area

SERVICES:

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

COUNCIL TAX:

Band 'B'

TERMS:

Non-smokers. No pets.
Tenant responsible for own bills

VIEWINGS:**Through Agents Office:**

Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth

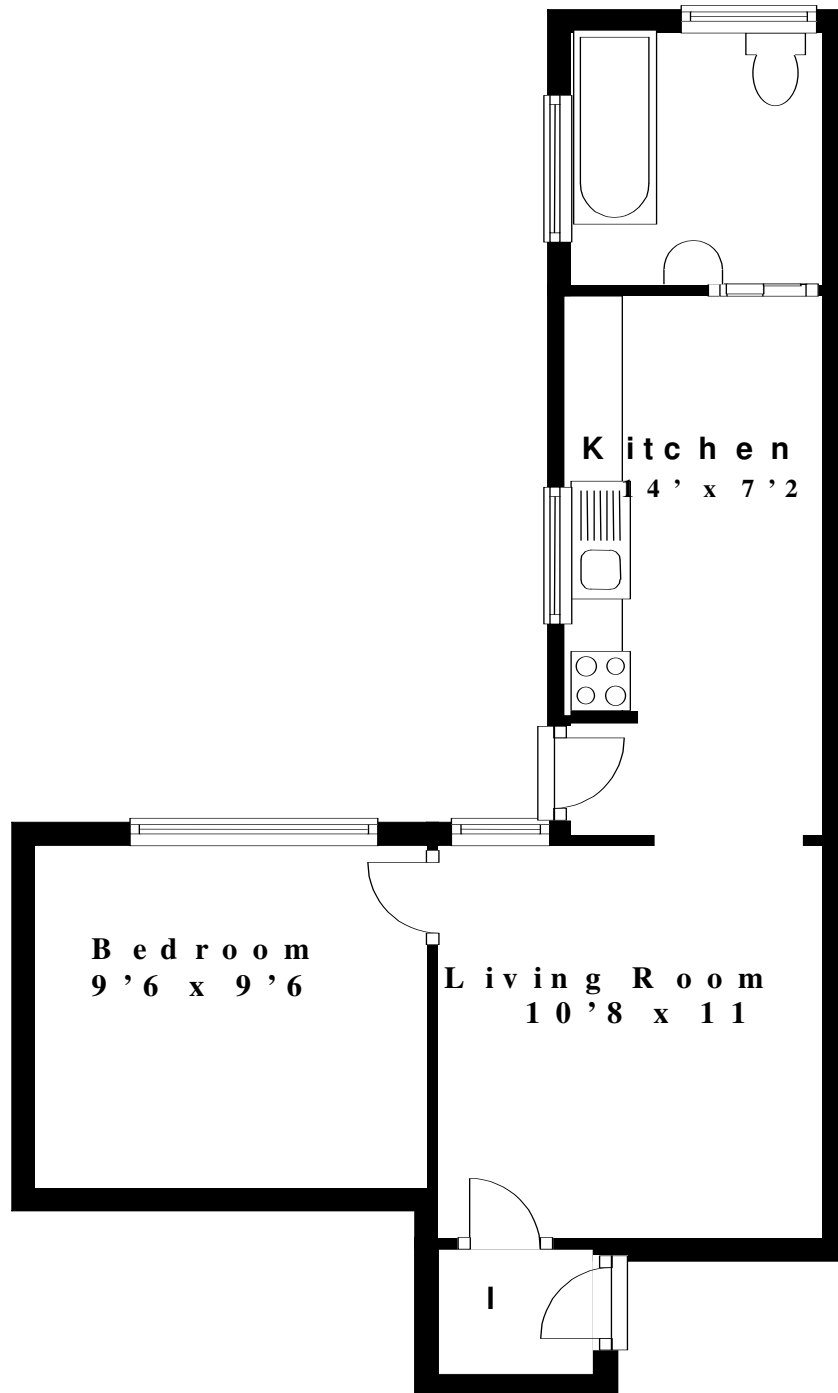
SY23 1HS 01970 617179

RENT:

£650 per calendar month
(plus £650 deposit).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



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.