



MORRIS MARSHALL & POOLE

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Flat 4 The Emporium

Talybont, SY24 5ER

- Recently refurbished one bedroom flat • Second floor • Centre village location • Established management company • Ideal Investment or FTB • Good potential rental income • EER =59 •



£99,950

Aberystwyth Office 01970 625 020 aberystwyth@morrismarshall.co.uk

General Remarks & Situation The placing of Flat 4 on the open market offers potential purchasers the opportunity to acquire a second floor flat within a recently refurbished purpose built apartment building, situated at the centre of the village of Talybont, some 6 miles or so north of the University and noted coastal town of Aberystwyth. The village provides a good range of local amenities to include Primary Education, village stores/post office and public house, together with regular public transport to and from the university town.

Accommodation Entrance door

Hallway Radiator, Cloaks Cupboard

Sitting Room Radiator



Kitchen Modern recently installed fitted kitchen comprising a range of base & eye level units, integrated electric oven, electric hob with extractor hood over, plumbing for white good, electric heater

Bedroom Electric heater, sash window to front

Bathroom With Airing cupboard off, white suite comprising bath with electric shower over, wash hand basin, WC, fully tiled walls, mirror fronted toiletries cupboard, extractor fan, heated towel rail/radiator



Tenure Leasehold full management company in the process of being established

Services All mains services are connected to the property. Gas central heating. None of the services, appliances, central heating system, chimneys flues & fireplaces have been checked and no warranty is given by the agents

Outgoings Council Tax Band (A)

Negotiations All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Viewings Strictly by appointment through the Selling Agents Aberystwyth office 01970 625020

Directions From Aberystwyth, proceed north along the A487 to Talybont, at the centre of the village, the property can be found on the right hand side.

Energy Performance Certificate A full copy of the EPC is available on request.

Website To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk. Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

Ref: Aberystwyth Office, 01970 625020
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MMP Survey Department If you don't find the home of your dreams through Morris Marshall & Poole then why not let our qualified surveyors inspect and report on the home you have found before you complete the purchase. We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact any of our offices.