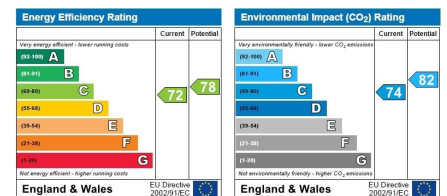




Flat 3, 33, Bridge Street, Aberystwyth SY23 1QB

Offers in the region of £99,950

1 Bedroom Flat
Town Centre
Recently Refurbished
Investment Opportunity
EER 72



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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

This one bedroom flat, offers perspective buyers the opportunity to purchase an investment or a way to get a foot on the property ladder. The flat is on the first floor level of the building and has accommodation in the form of a lounge, shower room, kitchen and bedroom. Having recently undergone significant renovation the property feels like a brand new flat!

GLAZED FRONT ENTRANCE DOOR TO

COMMUNAL RECEPTION HALLWAY

With stairs to first and second floor accommodation and door to:

FLAT 3

ENTRANCE DOOR TO RECEPTION HALLWAY

With storage cupboard, radiator and doors to

LIVING ROOM

8'9 x 14'3 (2.67m x 4.34m)

Carpeted floor, bay window to front.

BEDROOM

10'11 x 7'3 (3.33m x 2.21m)

Window to front, carpeted floor.

KITCHEN

10'2 x 8'10 (3.10m x 2.69m)

Fitted with a range of base and eye level units, stainless steel sink and drainer, integrated

cooker and extraction fan, plumbing for washing machine, boiler.

BATHROOM

Low level flush W.C., sink hand basin, shower

SERVICES

All mains services are connected.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Aberystwyth office proceed on foot along Terrace Road taking a left hand turning onto Great Darkgate Street. Continue to the top of the street taking the left hand turning by the town clock onto Bridge Street and proceed towards Trefechan Bridge whereby the property can be seen on the left hand side.