



# 39 Cambrian Street

Aberystwyth , SY23 1NZ

## Rental £650 pcm

2 bedroom Flat / Apartment available Now

16 Terrace Road, Aberystwyth, , SY23 1NP  
[lettings@aledellis.com](mailto:lettings@aledellis.com)

**01970 62 50 70**

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 17.00; Sat Closed; Sun Closed



\* Furnished

**Situation**

We are pleased to offer for let a 2 bedroom ground floor flat with rear yard. Rent is inclusive of all utility bills and broadband

**Accommodation**

**BATHROOM**

**BEDROOM 1**

**BEROOM 2**

**KITCHEN**

**LOUNGE**

All measurements are approximate.

**Further Information**

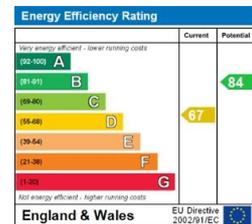
The deposit required is £650

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

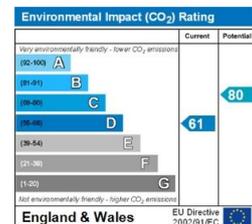
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

**Energy Performance Certificates**

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less  
Creation Date: 23/01/2019

Property Ref: inst-636

**IMPORTANT INFORMATION**

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Aled Ellis Lettings LLP, 2019. Aled Ellis Lettings LLP Registered in England and Wales No. OC361883