



13 Plas Yr Afon, Trefechan
Aberystwyth Ceredigion SY23 1DD
Guide price £215,000



For Sale by Private Treaty

A 2 bedroomed second floor flat situated in close proximity to the town centre with pleasant views known as

13 PLAS YR AFON
TREFECHAN
ABERYSTWYTH
CEREDIGION
SY23 1DD

Plas Yr Afon is a purpose-built block of flats that is within a mile of Aberystwyth town centre. The flats have the benefit of a communal lift and parking, storage room, guest bedroom (£10 per night with a double bed, WC and wash handbasin) single designated parking bay, and communal sitting area overlooking the River Rheidol.

Aberystwyth provides for local and national retailers to include the National Library, Bronglais hospital and the University. Additionally, Aberystwyth has a good range of social, leisure and education facilities to cater for the large local and student population.

TENURE

Leasehold 999-year lease granted in 1991. Service charge of £100 per month (Which includes building insurance, lift maintenance, window cleaning, cleaning of common parts and gardening)

COUNCIL TAX

Band D

SERVICES

All mains services are connected. Electric heating.

Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

13 Plas Yr Afon provides for the following accommodation. All dimensions are approximate. All images have been taken with a wide angle lens digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

With 2 large storage cupboards and airing cupboard. Night storage heater. Doors to

BEDROOM 1

10'2" x 11'1" (3.1 x 3.4)



With large double-glazed window to side, night storage heater, fitted wardrobe.

BEDROOM 2

11'1" x 11'1" (3.4 x 3.4)



With large double-glazed window to side, night storage heater.

SHOWER ROOM

7'6" x 8'10" (2.3 x 2.7)



Comprising of wash handbasin with mixer tap set in vanity unit. WC, a large age friendly shower cubicle with screen and electric TRITON unit, heated towel rail.

LIVING ROOM

18'8" x 12'5" (5.7 x 3.8)



With large double-glazed windows to rear and side. Night storage heaters, electric fireplace. Door to balcony area.



KITCHEN

16'4" x 9'6" (5 x 2.9)



Comprising of single bowl sink drainer unit with mixer tap, splash backs. Base and eye level units with worktops and electric hob. Fitted electric oven and microwave. Night storage heater, double glazed window to rear and dining area.



BALCONY

4'3" x 9'10" (1.3 x 3)



Pleasant balcony with views of the Rheidol River and surrounding countryside.

EXTERNALLY

Communal front access with intercom and lift to second floor. Communal parking area.



DIRECTIONS

What 3 Words:// ///music.little.unspoiled

From the office head south out of town over
Trefechan Bridge towards Penparcau. Passing
the fire station on your right hand side turn left just
after the corner and proceed past the Gerddi
Rheidol flats to Plas Yr Afon.

Second Floor Flat



Total area: approx. 82.2 sq. metres (884.3 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

13 Plas Yr Afon, Trefechan, Aberystwyth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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