



Flat 27 Llys Yr Hen Ysgol, North Road,  
Aberystwyth Ceredigion SY23 2ER

Guide price £80,000



## For Sale by Private Treaty

A third floor 2 bedroomed flat conveniently situated at Aberystwyth known as

27 Llys Yr Hen Ysgol  
North Road  
Aberystwyth  
Ceredigion  
SY23 2ER

This purpose-built block of flats overlooks the town and have the benefit of a communal security controlled front entrance door, lift, parking to rear together with guest bedroom, laundrette and garden. Occupancy is for persons aged 60 years and over.

Aberystwyth has a good range of both local and National retailers and is well blessed with social, leisure and educational facilities.

## COUNCIL TAX

Band C

## TENURE

Leasehold.

999-year lease initially granted with approx. 35 years expired.

## SERVICE CHARGE

Service Charge of £205.17 PCM to include water rates, building insurance, maintenance of building and common parts, warden facilities and window cleaning and cleaning of common parts.

## 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.

The flat provides for the following accommodation. All dimensions are approximate. All images are taken with a wide-angle lens digital camera.

## FRONT ENTRANCE DOOR TO

## RECPETION HALLWAY

Attic to roof space, boxroom. Intercom and alarm system.

## LIVING ROOM

9'7 x 18'4 (2.92m x 5.59m )



Window to rear. Door to



## KITCHEN

5'4 x 11'2 (1.63m x 3.40m)



Single drainer stainless steel unit with mixer tap. Base and eye level units. Tiled splashbacks, cooker point and Velux window.

## WETROOM

5'4 x 6'6 (1.63m x 1.98m)



WC, washbasin, wet/easy access shower with MIRA shower. Manrose extractor fan. Wash basin. Part tiled.

## BEDROOM

11'1 x 9'1 (3.38m x 2.77m)



Window to rear, radiator.

## SINGLE BEDROOM/ OFFICE

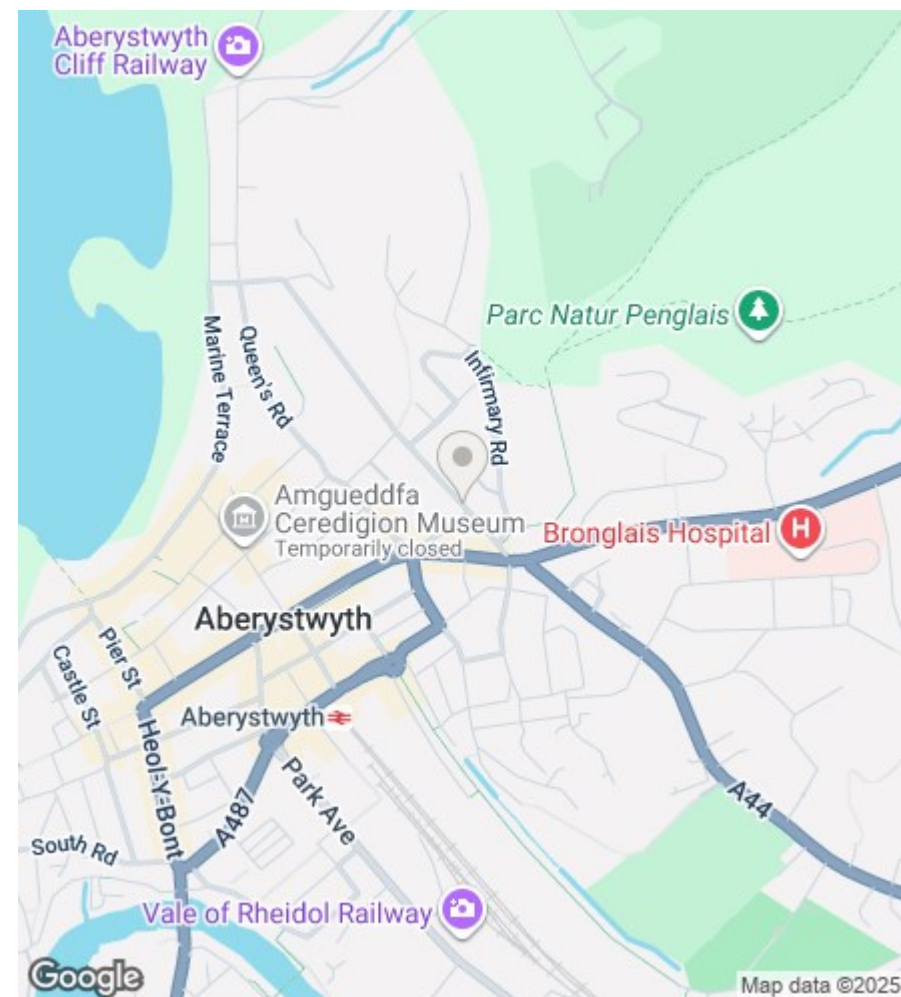
5'8 x 9'4 (1.73m x 2.84m)

Window to side, radiator.

## DIRECTIONS

(What3Words: verbs.recover.lushly)

On foot from the office bear left and immediately right to the bottom of North Parade. Proceed up Vaynor Street (at the side of the Spar Shop) and Llys Hen Ysgol is directly in front of you.



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

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

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
 Tel/Ffon: 01970 626160  
 Email/E-Bost: sales@aledellis.com