



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

Guide price £75,000





A third floor 2 bedroomed retirement flat ( 60 years +) convenient to Aberystwyth town centre.

This purpose built block of thirty flats have a communal security controlled front entrance door, central passenger lift and communal facilities to include a guest bedroom, launderette, parking and garden.

Aberystwyth is a popular university and coastal resort with a good range of both social, leisure and educational facilities. The flat is within walking distance of the High St and promenade.

### COUNCIL TAX

Band C.

### TENURE:

Leasehold 999 year lease initially granted approximately 28 years expired.

### SERVICE CHARGE:

£148.84 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 selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

28 Llys Yr Hen Ysgol provides for the following accommodation. All room dimensions are approximately. All images have been taken with a wide angle lens digital camera. Recently fitted carpets throughout.

### FRONT ENTRANCE DOOR

leading to

### RECEPTION HALLWAY

with intercom & alarm system, central heating thermostat control. Access to roof space and airing cupboard with shelving. Doors to

### LIVING ROOM

9'6 x 18'3 (2.90m x 5.56m )



with window to rear and radiator.



### KITCHEN

12' x 5'6 (3.66m x 1.68m )



Comprising of a 1½ bowl stainless steel sink unit with mixer tap. Fitted base units incorporating a Bosch electric cooker with 4 ring hob over and integrated fridge freezer. Worktops over with tiled

splash backs. Eye level units with stainless steel extractor fan. Worcester wall mounted gas central heating boiler, radiator and window to rear.



### BEDROOM 1

9'2 x 11'8 (2.79m x 3.56m )



with radiator and window to rear.

### BEDROOM 2

11'9 x 6'2 (3.58m x 1.88m )



with radiator and window to rear.

### BATHROOM

6'1 x 8'6 max dimensions (1.85m x 2.59m max dimensions )



Comprising panelled bath with shower over and screen. Pedestal wash hand basin, w.c, towel rail, extractor fan, part tiled and radiator.

### BOX ROOM

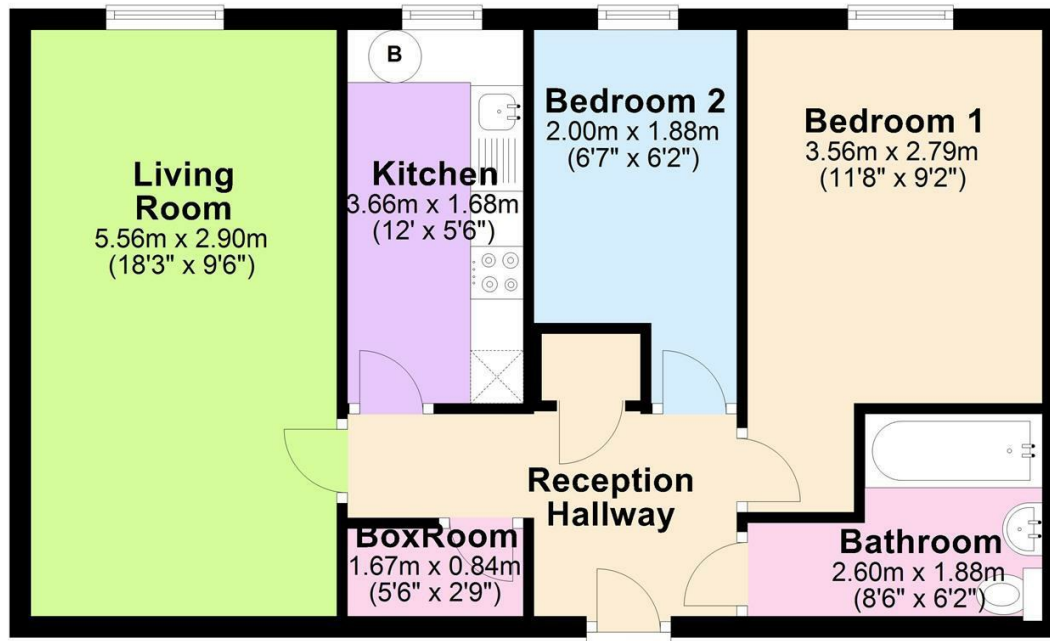
5'6 x 2'9 (1.68m x 0.84m )

### DIRECTIONS

On foot from the office, bear left then immediately right down North Parade to the Spar Shop, head up Vaynor St to North Road and Llys Yr Hen Ysgol can be seen on the right hand side directly in front of you.



### Third Floor



The Floor plans are for guidance only.  
Plan produced using PlanUp.

**28 Llys Hen Ysgol, North Road, Aberystwyth**



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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