22 Plas Yr Afon, Trefechan
Aberystwyth Ceredigion SY23 1DD
Guide price £185,000

ALED ELLIS

A 2 Bedroomed third floor flat in a convenient edge of town location.

We are pleased to have received instructions to offer for sale this well positioned property at Trefechan.

Plas yr Afon is a purpose built block of flats with lift, security intercom system, useful storage room (shared), guest bedroom, designated parking and communal sitting areas.

The flat is but a short distance from Aberystwyth town centre, the town being well blessed with social, leisure and education facilities. Major retailers situated nearby include Tesco's and Marks & Spencer on Park Avenue.

Tenure

Leasehold 999 yr lease granted in 1990. Current Service Charge 70 p.c.m (which includes building repairs and maintenance, insurance, cleaning communal parts and gardening.

COUNCIL TAX BAND

Band D.
Amount payable £1,400 per year

Viewing

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

Flat 22 provides for the following accommodation. All dimensions are approximate;

Security Intercom System and access to Ground Floor Reception with Lift and Stairs to the flat.

Front entrance door to;

Reception Hallway

Linen cupboard, Boxroom, access to roofspace, night storage heater (NSH)
Door to;

Kitchen/Dining

13'5 x 10'0 (4.09m x 3.05m)

1 ½ Bowl Sink Unit with mixer tap. Range of base units with appliance spaces, eye level units with extractor fan. Plumbing for automatic washing machine, tiled splashbacks and cooker point. NSH and window to side.

Living Room

16'2 x 10'7 (4.93m x 3.23m)

Window to fore and side, NSH

Bedroom 1

10'5 x 10'0 (3.18m x 3.05m)

Window to side, electric slimline heater.

Bedroom 2

10'7 x 14'3 Max L Shaped in nature. (3.23m x 4.34m)

2 Windows to fore, electric slimline heater. Fitted wardrobes

Bathroom

6'5 x 10'5 (1.96m x 3.18m)

Bath, WC, washbasin, shower cubicle, heated towel rail, fan heater, extractor fan, shaver point and light.

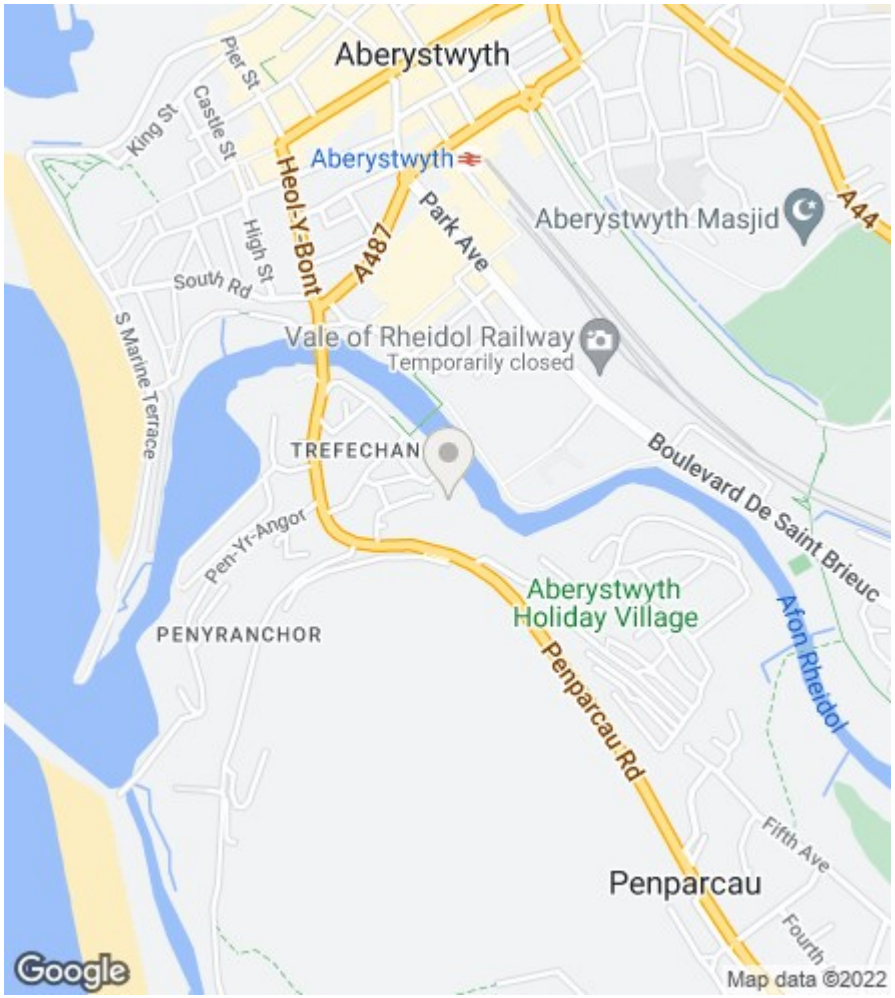
Externally

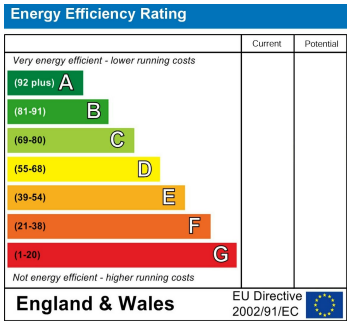
Allocated Parking and Communal Garden.

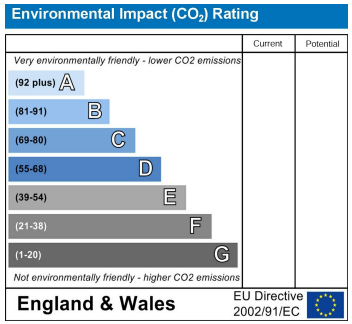
Directions

SN5846881088

From the office proceed south over Trefechan Bridge towards Penparcau. Passing the Fire Station on your right hand side, turn left just after the corner and proceed to the site of Gerddi Rheidol to Plas yr Afon.







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