

# MSPROPERTIES

## ESTATE AGENCY

11 Plas Yr Afon, SY23 1DD

**GUIDE PRICE £199,950**

**FOR SALE / AR WERTH**



### Property Features:

- 2 Bedroom Flat
- Convenient Location
- Private Parking
- Viewing Recommended
- Leasehold
- Good access to town

## Description

### SUMMARY

A second floor 2-bedroom self-contained flat set within a purpose-built block of flats of similar type units in a mainly residential area close to the banks of river Rheidol. Walking distance to the town centre.

### DESCRIPTION

The flat is situated in Trefechan which is a settlement within Aberystwyth town. The University town and seaside resort of Aberystwyth offers excellent social, educational and shopping facilities with public transport to all parts. The property was built some 35 years ago of traditional brick and block masonry walls. The main external elevation is of facing brick work and the main walls supports a pitched roof laid with tiles. The flat is situated on the second floor and is approached via communal hallways with access staircases to upper floors and a passenger lift:

## Floor Plan

GROUND FLOOR  
757 sq.ft. (70.4 sq.m.) approx.



**Communal Hallways:**

With entrance door into flat with:

**Internal Hall:**

With night storage heater, intercom entry handset and door to:

**Cloak Cupboard:**

With electric consumer unit, shelves and lights.

**Airing Cupboard:**

Housing "Albion" hot water cylinder with electric immersion heater, fitted linen shelves.

**Bathroom:**

With panel bath, pedestal wash hand basin, shaver light, wall mounted fan heater, shower cubical with Mira shower unit, wall mounted electric towel radiator.

**Main Bedroom:** 4.07m ( 13'5") x 3.07m ( 10'1")

With window to side, wall mounted electric panel radiator, 2 twin power point, fitted double wardrobes.

**Bedroom:** 3.96m ( 13'0") x 2.55m ( 8'5")

With window to side, wall mounted electric panel heater, twin power point, single power point.

**Lounge/Dining Room:** 6.64m ( 21'10") x 3.41m ( 11'3")

With three windows to side with aspect of the river and a glazed full length door leading to balcony, 2 night storage heater, 2 twin power point, BT point, TV point, feature fireplace with marble hearth and back.

**Kitchen:** 3.05m ( 10'1") x 3.05m ( 10'1")

With range of original white fronted units comprises of 6 base cupboards, drawers, 9 wall cupboards, worktops above incorporating a single drainer sink with rinse bowl, cooker control with power point, 3 twin power points, plumbing for automatic washing machine.

**Outside:**

Communal refuse bin store, mainly lawn garden. Each flat has their own store cupboard and parking bay for 1 vehicle.

**Services:**

We are advised that mains electricity, water and drainage are connected. Off-peak electric storage



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heaters, council tax band D.

### **Tenure:**

We understand that the property is held on a leasehold interest of 999 years from 1990 with a monthly service charge of £70 collected toward building insurance and maintenance cleaning of the communal areas. This charge is subject to an annual review at the AGM.

### **General:**

This is a spacious flat with good size rooms and useful storage rooms. The location is perfect with views of the river, towards town and Constitution hill. Ideal for couples of all age groups.

### **Viewings:**

All Viewings are by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

### **Important Information:**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing to the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

### **Continued:**

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not represent fact or form part of an offer or contract. The information referred to in these particulars should be independently verified by the vendor or buyer. Neither MS Properties nor its employees have any authority to make representation or warrant any information in

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