

# MSPROPERTIES

## ESTATE AGENCY

3 Plas Iorwerth, Caradoc Road, SY23 2LB

**GUIDE PRICE £179,950**

**FOR SALE / AR WERTH**



### Property Features:

- Spacious Ground floor flat
- Investment or Family Home
- 2 Reception Rooms
- Close to Hospital and University
- 3 Bedrooms
- Viewing Recommended
- Popular residential Area
- Edwardian Property

## Description

### SUMMARY

A superb three bedroom spacious ground floor flat with 2 reception rooms and rear garden. In a sought after location with in level walking disatance to the town centre.

### DESCRIPTION

A long leasehold ground three bedroom flats situated in an Edwardian period purpose-built block made up of four similar flats. The property is situated in a popular residential area within Aberystwyth town and lies close to the general hospital and the University campus. Aberystwyth offers excellent social, educational and shopping facilities with public transport to all parts. The property in the main was built in Edwardian times and constructed of traditional brick walls with part rendered external elevations. The main walls support a pitched roof laid with natural slates.

## Floor Plan

**Ground Floor:**

Communal front entrance door to: Communal Hall with stairs to upper floor and entrance door to:

**No.3 Entrance Hall:**

With electric meters and consumer unit. Night storage heater and doors to:

**Dining Room:** 3.57m ( 11'9" ) x 2.73m ( 9'0" )  
With window to front. Tiled fireplace surround. Power points. Night storage heater.

**Lounge:** 5.16m ( 17'0" ) x 3.94m ( 13'0" )  
Box Bay window to front. Timber fireplace surround with tiled back and hearth. Power points. Two night storage heaters.

**Internal Hall:**

With doors to:

**Main Bedroom:** 3.62m ( 11'11" ) x 3.61m ( 11'11" )  
Old bedroom fireplace surround. Power points. Night storage heater.

**Rear Bedroom:** 3.10m ( 10'3" ) x 2.60m ( 8'7" )  
Window to rear. Night storage heater. Old bedroom fireplace.

**Other Rear Bedroom:** 2.90m ( 9'7" ) x 2.40m ( 7'11" )  
Window to side.

**Bathroom:**

Panelled bath with electric shower unit above. Pedestal wash hand basin. Low flush WC. Mains water meter.

**Utility Room:**

With plumbing for automatic washing machine.

**Breakfast Room:** 2.30m ( 7'7" ) x 2.90m ( 9'7" )  
Window to side. Gas fireplace surround. Built-in store cupboard. Airing cupboard housing copper hot water cylinder.

**Kitchen:** 2.40m ( 7'11" ) x 1.75m ( 5'9" )  
Fitted units comprises 3 drawer cupboards and two wall cupboards. Worktops incorporating single drainer stainless steel sink. Power points. Door to outside rear.

**Outside:**





With access to side leading to Garden mainly laid to lawn with CI built garden store shed. There is a communal central patio area.

**Services:**

Mains electric, Water and Drainage. Council Tax Band C.

**Tenure:**

The property is a long leasehold interest (999 years) with an equal quarter share of the service charge payable and depending on the cost of maintaining the communal areas and insurance of the main building.

**General:**

Rarely does a flat of this size become available for sale and is located in a select area of town. Ideal for couples of all age groups and with families.

**Viewings:**

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

**Important Information:**

**ANTI-MONEY LAUNDERING REGULATIONS**  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing on the sale.



**EPC Certificate**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	53
(21-38) F	24	(21-38) F	
(1-20) G		(1-20) G	12
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	