

MSPROPERTIES

ESTATE AGENCY

Flat 2 Plas Tudor, SY23 2AD

GUIDE PRICE £195,000

FOR SALE / AR WERTH



Property Features:

- Underfloor Heating
- 2 Bedrooms
- Ground Floor Flat
- Modern GF Flat
- Bike storage
- Car parking area
- Leasehold
- Convenient Location

Description

Offering a lovely ground floor 2 bedroom flat in the sought-after Parc Y Bryn development, Flat 2 Plas Tudor is situated off a quiet road and within a short walking distance of the town centre and promenade, offering a range of services and facilities including a hospital, supermarkets, high street brands, local primary and secondary schools and excellent transport links.

Aberystwyth is popular as a university town, a great place for families and as a seaside holiday town. 2, Plas Tudor is offered as a modern flat with double glazing, under-floor heating, 2 double bedrooms, bathroom, Kitchen and Lounge. Chain Free.

Viewings are highly recommended via MS Properties only.

Floor Plan



This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions.
Plan produced using PlanUp.

Entrance:

From the front parking area, accessed via Plas Tudor Main Entrance which consists of the stairs, Lift, & post boxes. Flat 2 is located on the Ground Floor in the front.

Hallway:

Flat entrance provides access to all rooms including a Storage/Airing Cupboard. Wood flooring, underfloor heating, with doors to:

Airing Cupboard:

Storage room with electric boiler, underfloor heating and hot water tank.

Bathroom: 2.15m (7'1") x 2.10m (6'11")

Modern bathroom with floor to ceiling tiling, fitted bath with mixer shower, pedestal sink, toilet, electric mirror and shaver point.

Master Bedroom: 4.52m (14'10") x 3.44m (11'4")

Spacious double bedroom to the front with carpets, neutral walls, ample power points and double glazed window.

Lounge/Living Room: 4.60m (15'2") x 3.65m (12'0")

Spacious living area with wood hard flooring, gas fire, large double glazed patio door to the front and ample power points.

Bedroom 2: 2.66m (8'9") x 3.37m (11'1")

Comfortable double bedroom to the front with carpets, neutral walls, ample power points and double glazed window.

Kitchen: 3.38m (11'2") x 2.25m (7'5")

Modern white gloss kitchen with wall and base fitted units, electric oven with separate gas hob and chimney extractor. Plumbing for under counter washing machine, d/washer and 1.5 sink s/steel sink with swan neck mixer tap.

External:

With ample parking to the front, mature lower communal gardens, over flow parking to the rear, bin and bike stores.

Services:



We are advised there is mains gas, electric and water, TV and internet points and council tax band "D"

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 co-operation in order that there will be no delay in agreeing 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 or it's employees have any authority to make representation or warrant any information in relation to this property.



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		56	60				
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			