

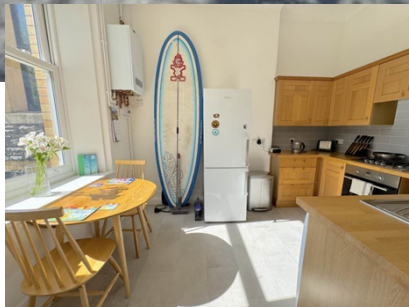
MSPROPERTIES

ESTATE AGENCY

Flat 14 Llys Ardwyn, SY23 1EE

GUIDE PRICE £179,000

FOR SALE / AR WERTH



Property Features:

- C Tax Band 'B'
- Double Bedroom
- Open plan Kitchen/Diner
- Prime Location
- Modern GF Flat
- 999 yr lease from 2005
- £200 QTR s/c
- Viewings via agency only

Description

A spacious, well-presented one-bedroom ground-floor flat in the lovely Llys Ardwyn development. Previously Ardwyn/Penweddig school, this flat was redeveloped in 2005 and recently had a modern facelift. The property is offered as a leasehold under a 999-year lease from 2005, with a service charge of £200 Qtr plus building insurance.

Offering a spacious living area, double bedroom, modern shower room and separate Kitchen/Diner. Plenty of communal outside space and lovely south elevations.

Walking distance to Aberystwyth town, which offers a range of services and facilities including: hospital, supermarkets, high street brands, local primary and secondary schools and excellent transport links.

Viewing Recommended

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.
MS Properties are not liable for any incorrect measurements or layout.

Entrance:

Accessed through the courtyard area, private front door directly into the flat.

Living Area: 3.70m (12'2") x 5.47m (18'0")

Spacious Living area, oak flooring, high ceilings, radiator, power points, large uPVC sash window to the front, small uPVC window to the rear. Doors leading to:

Kitchen: 2.78m (9'2") x 3.78m (12'5")

Modern oak fitted Kitchen, wall and base units. Tiled floor and walls, electric s/steel oven, s/steel gas hob, integrated extractor, 1.5 aluminium sink and drainer. Large uPVC sash style window to the front, recently changed gas combi boiler.

Shower Room: 1.01m (3'4") x 2.82m (9'4")

Modern bathroom with low level WC, pedestal sink, large shower enclosure with mixer shower. uPVC window to the rear, electric mirror and extractor fan.

Bedroom: 2.81m (9'3") x 3.59m (11'10")

Double bedroom, fitted wardrobe/storage area, carpet, radiator, power socket and uPVC sash style window to the front.

External:

Accessed through the Ardwyn pillars, private allocated parking space, communal gardens and benches, south facing lawn area to the front.

Services:

We are advised that mains electricity, Gas and Water are connected to the property. Council Tax Band "B"

Viewings:

All Viewings 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(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			
72		78	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	