



**16 Plas Tudor Parc Y Bryn,  
Aberystwyth Ceredigion SY23 2AD**  
**Guide price £340,000**



### Enjoying an elevated location

with far reaching views over the town and beyond – a well presented and commodious 2 /3 bedroomed maisonette.

Plas Tudor is a purpose built complex enjoying a convenient edge of town location. 16 Plas Tudor is a luxury 3rd floor maisonette which is well looked after. There is a small balcony to the fore with superb views over Aberystwyth and Cardigan. The master bedroom on the first floor is currently utilised as a secondary lounge with office area and the former en-suite shower room is currently a utility room.

Aberystwyth town centre is within walking distance, the town having a good range of both local and national retailers. The property is also convenient to all major employers which include the University, National Library of Wales and Bronglais hospital.

### TENURE

Leasehold (CYM 325957). 999 year lease granted.

### SERVICES

All mains services are connected. Under floor gas central heating.

### COUNCIL TAX

Band F

### SERVICE CHARGE

£145 Per Calendar Month.

### VIEWING

Strictly by appointment only adhering to the Covid Regulations. Aled Ellis & Co, 16 Terrace,

Aberystwyth. 01970 626160 or sales@aledllis.com

16 Plas Tudor is well worthy of inspection. All images have been taken by a wide angle lens digital camera. All room dimensions are approximate. There are ample power points.

### COMMUNICAL ACCESS

with lift and staircase to the third floor. Secure front door operation.

### FRONT ENTRANCE DOOR TO RECEPTION HALLWAY



with stairs to first floor accommodation. Under stairs cupboard, cloak cupboard. Doors to

### SHOWER ROOM

6'3 x 4'3 min (1.91m x 1.30m min)



comprising pedestal wash hand basin, low level flush wc and shower cubicle fitted by Morris Bros. Fully tiled, towel rail, ceiling lights and mirrored medicine cabinet.

### LIVING ROOM

18'3 x 12'6 (5.56m x 3.81m)



with sliding door to balcony with superb views over

the town and beyond. Inset gas fire, window to rear and ceiling lights.



**KITCHEN/ DINING ROOM**  
20'6 x 10'2 (6.25m x 3.10m)



comprising modern units by Morris Bros. A comprehensive range of base units and eye level units with 2 Bosch electric ovens and 4 ring Bosch induction hob. Concealed dishwasher and fridge

freezer. Black extractor hood, tiled splash backs and under unit LCD lights. 1 ½ bowl stainless steel sink unit with mixer tap. 2 windows to rear and ceiling lights.



**BEDROOM 1**  
10'1 x 11' (3.07m x 3.35m)



with fitted Hammonds bedroom furniture and window to rear.

## FIRST FLOOR ACCOMMODATION

### LANDING

with doors to

### BOILER ROOM

6'2 x 5'1 (1.88m x 1.55m)

housing the wall mounted Vaillant gas fired central heating boiler, water tank and system. Useful storage.

### BATHROOM

5'6 x 7'4 (1.68m x 2.24m)



comprising of bath with mixer tap, pedestal wash hand basin, low level flush wc, fully tiled walls and ceiling lights.

## BEDROOM 2

11'4 x 13'2 (3.45m x 4.01m)



with Hammonds fitted wardrobes cupboards and fitted storage units. One bedside cabinet (by negotiation). Window to rear.

## MASTER BEDROOM 3

17'4 x 12'7 (5.28m x 3.84m)



Alternatively secondary lounge (including Hammonds fitted wardrobes). Part sloping head room, 2 velux windows and window to fore.

## STUDY AREA

8'5 x 6'8 (2.57m x 2.03m)

with velux window.

## UTILITY ROOM

7'9 x 6' (2.36m x 1.83m)

Formerly the en-suite for the master bedroom. Worktop with appliance spaces, single drainer sink unit with mixer tap. Plumbing for automatic washing machine and space for drier. Fully tiled.

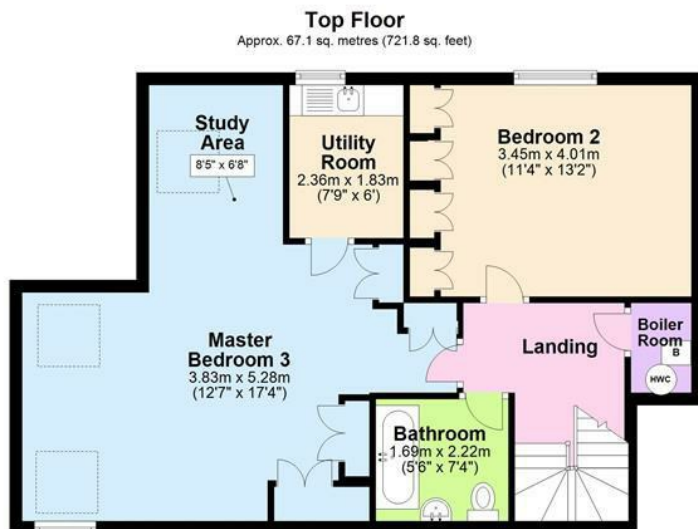
## EXTERNALLY



Parking to both the fore and rear.

## DIRECTIONS

Proceed North to the bottom of Penglais Hill. Turn left on to North road and immediately right. Take the first turning left to Plas Tudor.



Total area: approx. 137.7 sq. metres (1481.7 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Flat 16 Plas Tudor, Parc Y Bryn, ABERYSTWYTH**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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