



**Flat 11, Ty Ceredig Clos Gwilym, Llanbadarn Fawr
Aberystwyth Ceredigion SY23 3GN**

Guide price £215,000



For Sale By Private Treaty

A very well presented

two bedroom second-floor flat

We are pleased to have received instructions to offer for sale this well-situated property. The flat is within walking distance of the retail stores at Parc y Llyn to include Morrisons, Halfords and Currys. There is a regular bus service to Aberystwyth town centre which is within a miles travelling distance.

Flat 11 is in superb condition throughout and is well worthy of inspection. Ty Ceredig has the benefit of a lift, intercom security access system and parking. The property also has a large boarded loft space for extra storage.

TENURE

Leasehold

999 Year lease granted on May 2012.

SERVICES

All main services are connected. Gas fire central heating and Double Glazing. Smart meters for electricity, Gas and Hive.

MAINTENANCE CHARGE

A maintenance charge of £80 per month payable to the management company

COUNCIL TAX

Band C

VIEWING

Strictly appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Flat 11 provides for the following accommodation.

All room dimensions are approximate. All images have been taken with a wide lens digital camera.

LIFT OR STAIRCASE TO 2ND FLOOR WITH

ENTRANCE DOOR to

RECEPTION HALLWAY

with large airing cupboard and linen cupboard. Radiator and door to

OPEN PLAN LIVING ROOM/ KITCHEN

KITCHEN AREA

13'5 x 5'6 (4.09m x 1.68m)



Comprising of modern base and eye-level units with fitted electric cooker. 4 ring gas hob and stainless steel extractor fan. Single drainer stainless steel sink unit with mixer tap, breakfast bar, tiled splashbacks, tiled floor and cooker point.

Cupboard housing the mounted gas central heating boiler. Appliance spaces and window to side.

LIVING AREA

14' x 13'1 (4.27m x 3.99m)



with wooden floor, two radiators and windows to rear.

BEDROOM 1

9'7 x 9'7 (2.92m x 2.92m)



with radiator, ceiling lights and window to rear.

BEDROOM 2

10'7 x 10'6 (3.23m x 3.20m)



with fitted wardrobe, radiator, ceiling lights and window to rear. Door to

ENSUITE SHOWER ROOM

7'1 x 5'4 (2.16m x 1.63m)



comprising shower cubicle, WC and wash hand basin. Ceiling lights, fully tiled and obscured window to rear.

BATHROOM

5'5 x 8'6 (1.65m x 2.59m)



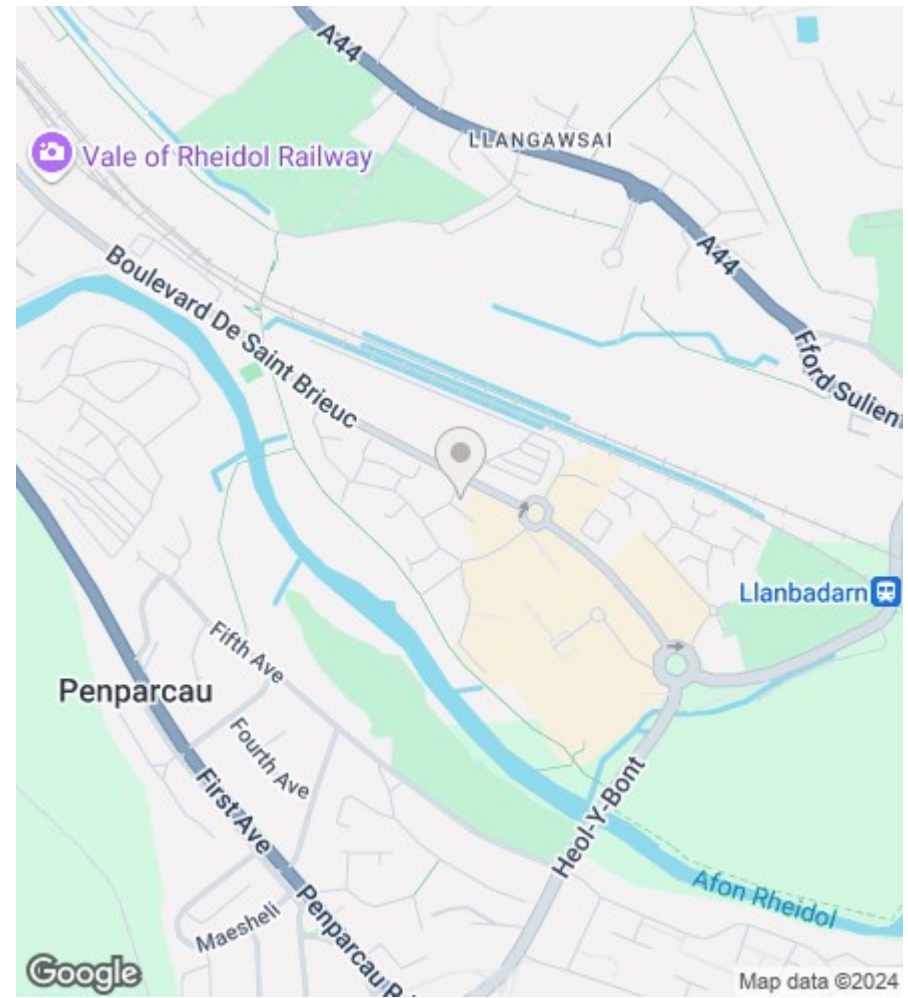
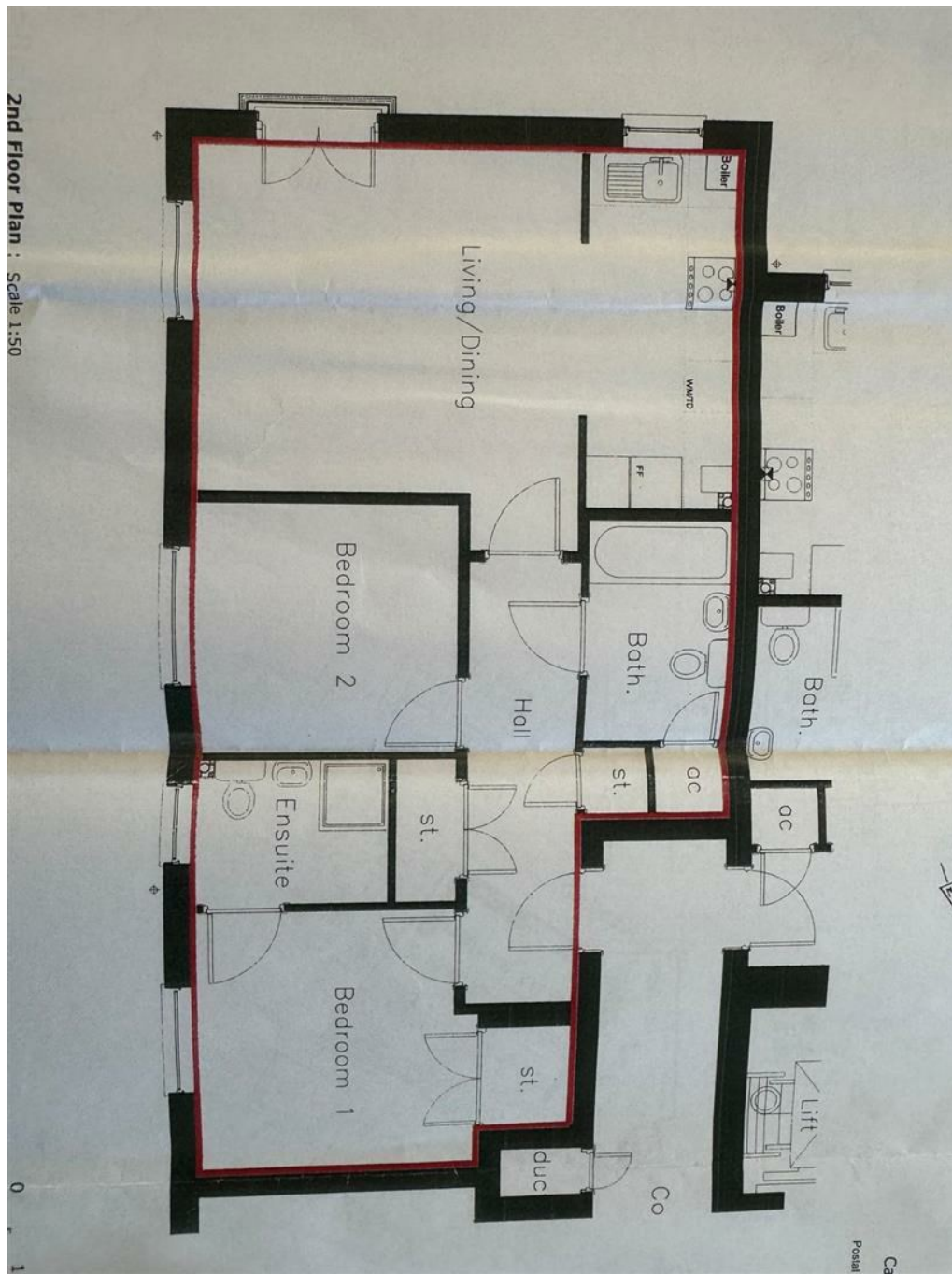
comprising Walk in Jacuzzi bath with overhead shower and screen. Wash hand basin and WC. Linen cupboard, tiled floor and walls. Heated towel rail.

EXTERNALLY

communal areas and parking.

DIRECTIONS

From Aberystwyth town head down Park Avenue towards Parc Y Llyn with the council offices (left hand side) to the first round about taking the last exit onto the Glan Rhediol Estate (ignoring the first turning right). Take the first turning right onto Clos Gwilym and Ty Ceredig can be seen on the right hand side.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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