



**2 Lon Hendre, Waunfawr**  
**Aberystwyth Ceredigion SY23 3PY**  
**Guide price £105,000**



## For Sale by Private Treaty

Enjoying a convenient edge of town location, a first floor 1 bedroomed flat with parking.

Flat 6  
2 Lon Hendre  
Waunfawr  
Aberystwyth  
SY23 3PY

Lon Hendre is situated on the Northern edge of the village, and this is convenient to the University, Bronglais Hospital and the National Library of Wales. The first floor flat comprises of a kitchen/ living room and a bedroom with ensuite facilities. For security purposes there is an intercom security access system. The flat also has the benefit of an unallocated parking space.

Aberystwyth town centre is within a mile travelling distance. There are local amenities available on Waunfawr and in addition there is a regular bus service to the town centre.

## TENURE

Leasehold.

999 years lease granted 23rd December 2019  
Service Charge £1,204  
Annual Ground Rent £250

## SERVICES

Mains water, electricity and drainage. 1/8th contribution for the cost of the main gas supply.

## COUNCIL TAX

Band A

## VIEWING

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

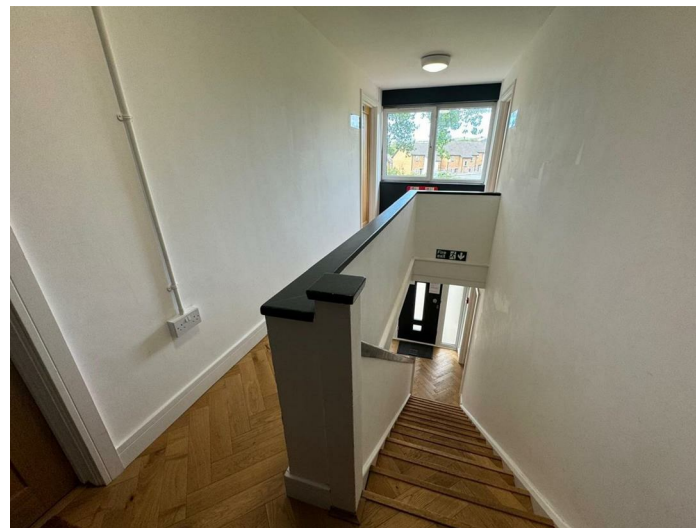
## MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

The property provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide-angle lens digital camera.

## FRONT ENTRANCE DOOR TO (Intercom System)

## RECEPTION HALLWAY



Stairs/communal area to first floor with door to flat.

## KITCHEN/ LIVING ROOM

15' x 10'8 (4.57m x 3.25m)



Modern kitchen units with fitted LAMONA electric cooker with 4 ring LAMONA hob. Concealed fridge freezer. New Samsung automatic washing machine and dryer. Single drainer stainless steel unit with mixer tap. Eye level units with extractor fan. Ceiling lights, window to fore, wooden floor and radiator. Door to

## BEDROOM

10'11 x 9'10 (3.33m x 3.00m)

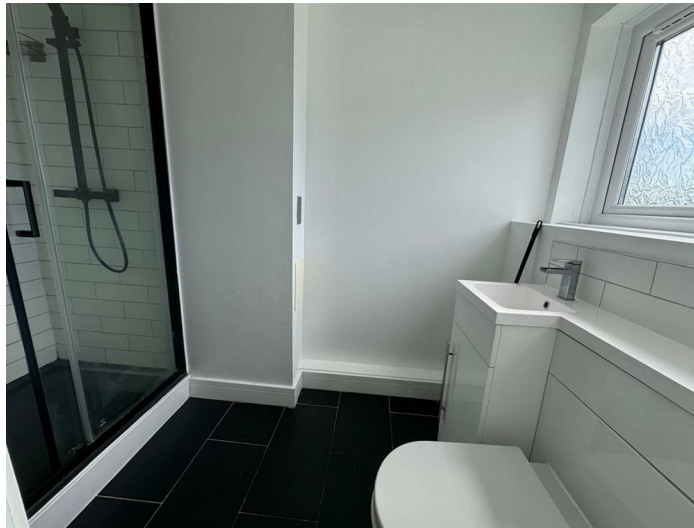


Wooden floor, radiator, window to fore, ceiling lights. Door to

## EN SUITE

## SHOWEROOM

8'6 x 4'10 max (inclusion of cubicle) (2.59m x 1.47m max (inclusion of cubicle))



Bathroom furniture with shower cubicle, WC and washbasin. Tiled floor. Obscured window to side.

## DIRECTIONS

(What3Words: adding.timed.flicks)

Proceed North up Penglais Hill. On the brow of the hill turn right on to Waunfawr. Turn first left and immediately left to Lon Hendre.



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		
<b>England &amp; Wales</b>	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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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