



3 Bedroom Apartment / Flat
4 Plas Iorwerth Caradoc Road
Aberystwyth, SY23 2LB

ASKING PRICE: £195,000
www.iestynleyshon.com



4 Plas Iorwerth, Caradoc Road, Aberystwyth, SY23 2LB

This long leasehold apartment provides of commodious accommodation for couples or families seeking a prime residential area in which to reside. The property lies on level ground conveniently situated to the General Hospital, The University campus and the National library of Wales within striking distance. This is an attractive property which is made up of four similar properties. The apartment lies within level walking distance to the town centre. The University town and Seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts. The property was built c1910 of brick walls with rendered external elevations.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The main walls support a pitched roof laid with slate. There are a number of period features within the property with use of good quality materials available at the time of construction.

Main Front Entrance door

Leading to communal entrance hall with stairs leading to first floor.

No 4 Plas Iorwerth

Entrance door leading to:

Reception Hall

With electric meters and consumer unit, window to front and doors to:

Dining Room 3.60m x 2.70m

Window to front. Night storage heater. Tiled fireplace surround. Power points.

Lounge 4.90m x 3.80m

Box Bay window to front. Gas living flame coal-effect fire with tiled hearth and surround. Power points. Night storage heater.

Internal Hall

With night storage heaters and doors to:

Main Bedroom 3.60 m x 3.50m

Window to side.

Other Bedroom 2.60m x 3.10m

Window to rear. Old bedroom fireplace surround.

Rear Bedroom 2.90m x 2.40m

Window to side. Old bedroom fireplace surround.

Bathroom

Panelled bath. Wash hand basin. Low flush WC. Mains water meter.

Utility Room

With plumbing for automatic washing machine. Fitted shelves. Coat hooks.

Breakfast Room 2.90m x 2.30m

Window to side. Airing cupboard housing copper hot water cylinder.

Kitchen 2.40m x 1.70m

Single drainer sink. Wall and base cupboards.

Services

Mains electric, gas, water and drainage. Partial heating systems mainly by way of night storage heaters.

Tenure

The property is a long leasehold interest (original term 999 years) with an equal quarter share of the service charge payable and depending on the cost of maintaining the communal areas and insurance of the main building.

General

Rarely does a flat of this size become available for sale and is located in a select area of town. Ideal for couples of all age groups and with families. For further information and viewing arrangements please contact Iestyn Leyshon Estate Agents 01970 626585



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		53
(21-38)	F		
(1-20)	G	1	
Not environmentally friendly - higher CO ₂ emissions			