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2 Bedroom Apartment / Flat
16 Plas Yr Afon Trefechan
Aberystwyth, Ceredigion. SY23 1DD

ASKING PRICE: £179,950
www.iestynleyshon.com



16 Plas Yr Afon, Trefechan, Aberystwyth, Ceredigion SY23 1DD

A Riverside property. A leasehold 2 double bedroom flat well maintained and pleasantly situated. The block of flats is set on the banks of the river with aspect of the Rheidol River and town views. This two bedroom flat is situated in a purpose built block of similar design and size flats which lies in a residential area on the outskirts of Aberystwyth. The flat is naturally well lit with low level window sills as a key feature and the spacious lounge. A very sociable kitchen dining room. Two double bedrooms and a bathroom facility with separate shower cubicle. There are two walk in storage rooms with lights. The property is situated quarter a mile from the town centre and lies in the area known as Trefechan which is close to the marina and south beach. There are excellent social, educational, and shopping facilities with public transport to all parts. The property is built c.1990 of traditional brick and block cavity wall construction, with the main walls supporting a pitched roof laid with tiles. Windows are of uPVC type.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

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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.

GROUND FLOOR

Communal front entrance door leading to Hallway with stairs and passenger lift to upper floors.

SECOND FLOOR

Communal landing are with door to:

Flat Number 16

Entrance door leading to Internal Hall with night storage heater and doors to:

Airing Cupboard

Housing factory lagged hot water cylinder with electric immersion heater.

Store Cupboard

With electric consumer units

Bathroom

With shower cubicle, Low flush WC, pedestal wash hand basin. Extractor fan. Wall mounted fan heater shaver light.

Main Bedroom 4.38 m x 2.31m

With two windows to front. Wall mounted electric heater Power points.

Kitchen/Breakfast Room 4.14m x 3.04m

With range of fitted units comprise of corner cupboard, three drawer cupboards, five wall cupboards, work top above incorporating single drainer sink. Four ring ceramic hob. Built in

electric oven. Three twin power points. Cooker control with power points. Night storage heater.

Lounge 4.94m x 3.24m

With two windows to front window to side adding natural lights. Night storage heater. Power points.

Rear Bedroom 3.43m x 3.21m

With window to side. Wall mounted electric heater. Power points.

Outside

Allocated car parking space. Communal Garden with seating area. Refuse storage Room. Each flat has a ground floor store room.

Services.

Mains electric, Water and drainage. Telephone subject to BT Terms and conditions. Electric heating. Council Tax Band "?"

General

This is an excellent opportunity of purchasing a well planned spacious flat with good access to the town. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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		64	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			