



Parc Y Bryn

£189,995



LUXURY GROUND FLOOR APARTMENT.

With modern and contemporary open plan design throughout, underfloor heating, two grand bedrooms, an ensuite shower room and being located in a beautiful vantage point overlooking the town, this apartment has it all. Not only is it extremely spacious, stylish and can be moved straight into but as an investor looking for an opportunity, the current owner uses it for Air BnB which paperwork is available on request.

- LUXURY GROUND FLOOR APARTMENT
- PLAS HAFOD DEVELOPMENT
- STYLISH & MODERN LIVING
- UNDERFLOOR HEATING SYSTEM
- ALLOCATED PARKING
- OUTSIDE PATIO AREA
- CHAIN FREE

Cambrian Chambers

Terrace Road

Aberystwyth

Ceredigion

SY23 1NY

sales@alexanders-online.co.uk

www.alexanders-online.co.uk

Call 01970 636000 to arrange a viewing

PLAS HAFOD

On a quiet road still central to town, with local amenities within a short distance, this 2 bedroom apartment is hard to beat. Built in the early 2000's and beautifully maintained, this home would not be out of place within the glossy pages of a magazine, and with its neutral colours and clean lines a new buyer has a chance to make something uniquely theirs, as it is ready to move into.

PROPERTY COMPRISES

On entering the apartment you are greeted into the neutrally decorated entrance hallway with a dark oak groove edge laminate floor. Property provides intercom making the building safe and secure without making receiving guests from outside a chore. Wall mounted gas boiler with hot water cylinder located in the entrance hallway. Hanging space and room for storage racks. Unless expressly stated, the apartment provides mains electricity, gas, water and draining, it is also heated via an under floor heating system. Council tax band "D".

The apartment is held on a long Leasehold Interest with Ground Rent of £99 per annum. Service Charge £95 per month to cover actual cost of maintaining communal areas and insurance of the whole building.

OPEN PLAN LIVING

23' 8" x 18' 6" (7.23m x 5.65m)

KITCHEN/DINER

Open plan with the lounge, the kitchen area is fitted with a range of contemporary dark oak base and eye level units, complete with work surfaces and incorporated four

ring gas hob with built in electric oven. In terms of fixtures and fittings there is an integral dishwasher, fridge and freezer, concealed washer/dryer and single drainer sink with tap.

LOUNGE

Light and spacious, with neutrally painted walls and lino flooring, this area altogether is a particularly wonderful entertaining space. Benefiting from French doors which lead onto a patio area and enclosure where the area as a whole provides views of the iconic old college, castle and the sea.

MASTER BEDROOM

15' 6" x 10' 10" (4.74m x 3.32m) A sizeable master bedroom, this room benefits from views from the rear of the property, in addition to an abundance of natural light. From this room there is also a communicating door to an en suite shower room, giving the owners of this room their own privacy, and reducing queuing for the family bathroom in the mornings.

ENSUITE SHOWER ROOM

5' 11" x 5' 6" (1.81m x 1.69m) Fully tiled in white ceramic, this en-suite bathroom is well-proportioned and potentially opulent with down lighters in the room helping make a shower at the end of the day that much more relaxing. Fitted with a white suite, the shower room comprises: a spacious single cubical housing a pressure shower with chrome attachments; a low flush W.C; pedestal wash hand basin; and a vanity cupboard with mirror.





BEDROOM TWO

16' 0" x 11' 3" (4.88m x 3.45m) As with the master bedroom, this room is wonderfully light with wide windows and benefits from a range of plug points. Neutrally decorated ready for the next owner to put their own stamp on. This room is currently used as a family room on Air BnB, from the range of furniture this room can store you can really see how sizeable the room really is.

BATHROOM

6' 11" x 6' 2" (2.11m x 1.88m) As with the en-suite, the bathroom is fully tiled with white ceramic tiles and comprises a low flush WC, pedestal wash hand basin and double ended bath with central shower mixer tap.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2020 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

D

Energy Efficiency Rating

81

Viewing Arrangements

Strictly by appointment through Alexanders

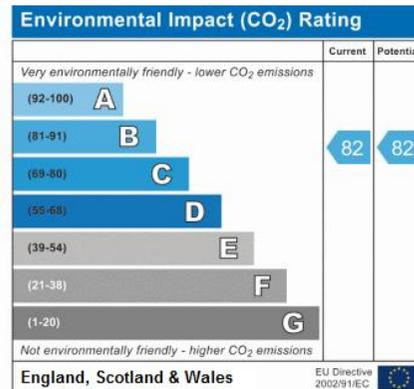
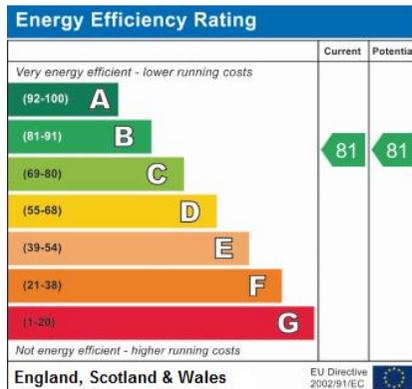
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Alexanders Residential Sales

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm



Contact Us

www.alexanders-online.co.uk
sales@alexanders-online.co.uk
01970 636000

