



FOR SALE BY PRIVATE TREATY

Stunning coastal views a 2 double bedroom extremely well appointed spacious modern apartment situated to the third floor with lift access. Comprising Lounge with Sun Balcony. Integrated kitchen/dining room: Main bathroom: En-suite shower room. Full gas central heating. Ample parking.

**14 PLAS HAFOD
PARC Y BRYN
ABERYSTWYTH SY23 2AL**



Occupying one of the prime positions to this convenient development, which is within minutes' walk to the shops, promenade, Hospital and University campus.

*Stunning views
*Well-appointed
*Ample parking

*Two double bedrooms
*En-suite
*Sun Balcony

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14 Plas Hafod, Parc Y Bryn, Aberystwyth, SY23 2AL

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyers are advised to obtain verification from their solicitor or surveyor.

HALL

Fitted airing cupboard & storage area.

LOUNGE



14' 9" x 13' (4.5m x 3.96m)

Stunning views over the sea and town from patio window which opens onto Sun balcony. Chimneybreast with feature fireplace. Inset ceiling lighting.

SUN BALCONY



Timber deck stainless steel and glass with stunning views.

KITCHEN/DINER



8' 2" x 18' 2" (2.49m x 5.54m)

Slate style tiled floor to both areas. The dining area has a low level front window with stunning views. Rear kitchen area has attractive light oak panelled doors to base and wall units. Fully integrated to include 1 ½ single drainer stainless steel sink unit, 4 ring stainless steel gas hob with extractor over and electric oven under, fridge, freezer, washing machine and dishwasher.

BEDROOM 1



10' 9" x 13' 3" (3.28m x 4.04m)

Inset ceiling lights. Door to:-

EN-SUITE



Fully tiled walls. White 3 piece suite comprising corner shower cubicle. Low flush WC: Pedestal wash hand basin. Fitted mirror. Inset ceiling lights. Slate style floor.

BEDROOM 2



10' 9" x 10' 10" (3.28m x 3.3m)

BATHROOM



White 3 piece suite comprising double ended bath with central shower mixer tap. Pedestal wash hand basin. Low flush WC: Full tiled walls. Slate style floor. Mirror. Inset ceiling lights.

OUTSIDE

Communal garden. Ample parking

SERVICES

Mains electric, water, drainage & gas. Full gas central heating.

COUNCIL TAX

Band E

TENURE.

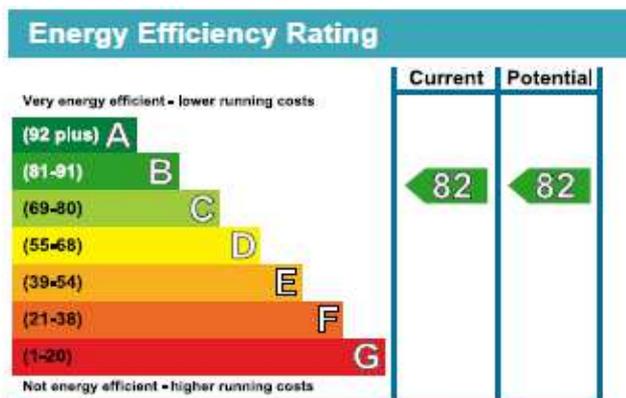
999 year lease from 12th June 2006 paying a monthly service charge of £105

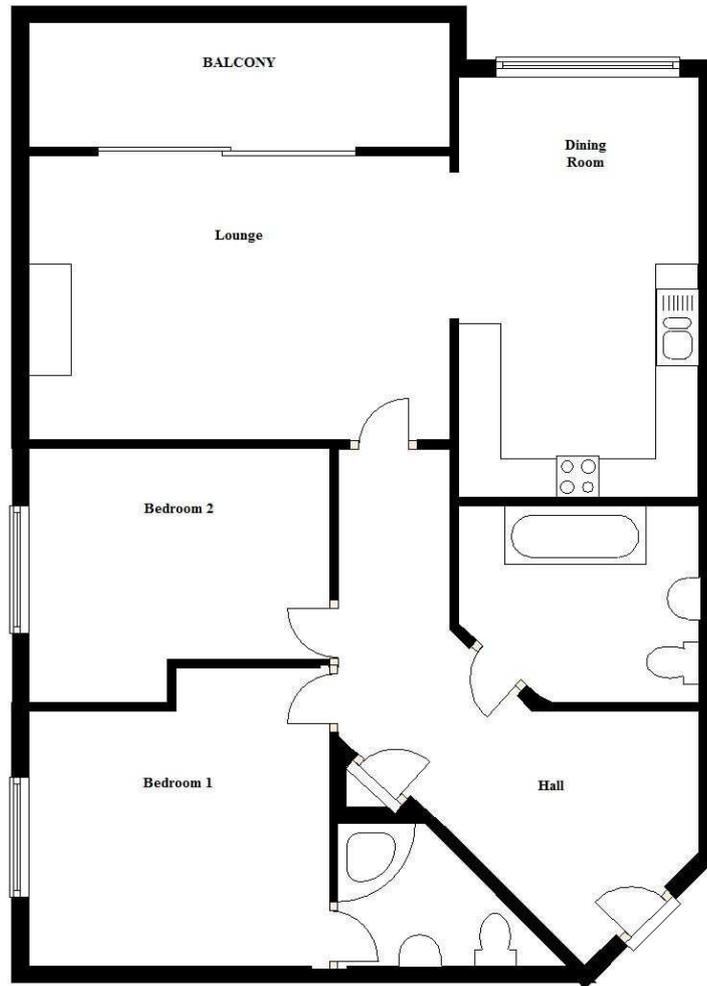
VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS

PRICE

£199,000





Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

