



2 Bedroom Apartment  
11 Plas Yr Afon, Trefechan  
Aberystwyth, Ceredigion. SY23 1DD

ASKING PRICE: £199,950  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## 11 Plas Yr Afon, Trefechan, Aberystwyth, SY23 1DD

The flat is situated in Trefechan which is a settlement within Aberystwyth town. 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 some 35 years ago of traditional brick and block masonry walls. The main external elevation is of facing brick work and the main walls supports a pitched roof laid with tiles. The flat is situated on the second floor and is approached via communal hallways with access staircases to upper floors and a passenger lift:

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

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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.

### Communal Hallways

With entrance door into flat with:

### Internal Hall

With night storage heater, intercom entry handset and door to:

### Cloak cupboard

With electric consumer unit, shelves and lights.

### Airing cupboard

Housing "Albion" hot water cylinder with electric immersion heater, fitted linen shelves.

### Bathroom

With panel bath, pedestal wash hand basin, shaver light, wall mounted fan heater, shower cubical with Mira shower unit, wall mounted electric towel radiator.

### Main Bedroom 4.07m x 3.07m

With window to side, wall mounted electric panel radiator, 2 twin power point, fitted double wardrobes.

### Bedroom 3.96 m x 2.55m

With window to side, wall mounted electric panel heater, twin power point, single power point.

### Lounge/Dining Room 6.64m x 3.41m

With three windows to side with aspect of the river and a glazed full length door leading to balcony, 2 night storage heater, 2 twin power point, BT point, TV point, feature fireplace with marble hearth and back.

### Kitchen 3.05m x 3.05m

With range of original white fronted units comprises of 6 base cupboards, drawers, 9 wall cupboards, worktops above incorporating a single drainer sink with rinse bowl, cooker control with power point, 3 twin power points, plumbing for automatic washing machine.

### Outside

Communal refuse bin store, mainly lawn garden. Each flat has their own store cupboard and parking bay for 1 vehicle.

### Services

Mains electricity, water and drainage, off peak electric storage heaters, council tax band D.

### Tenure

We understand that the property is held on a leasehold interest of 999 years from 1990 with a monthly service charge of £70 collected toward building insurance and maintenance cleaning of the communal areas. This charge is subject to an annual review at the AGM.

### General

This is a spacious flat with good size rooms and useful storage rooms. The location is perfect with views of the river, towards town and Constitution hill. Ideal for couples of all age groups. For further details please apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



GROUND FLOOR  
757 sq.ft. (70.4 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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



TOTAL FLOOR AREA: 757 sq.ft. (70.4 sq.m.) approx.  
 \*Where energy efficiency has been calculated the accuracy of the Energy Efficiency Rating Assessment  
 is based on the information supplied and does not take account of any improvements that may be made to the  
 property or the building. The Energy Efficiency Rating is based on the information supplied and does not take  
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