



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

ASKING PRICE: £175,000
www.iestynleyshon.com



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

A long leasehold ground three bedroom flats situated in an Edwardian period purpose-built block made up of four similar flats. The property is situated in a popular residential area within Aberystwyth town and lies close to the general hospital and the University campus. Aberystwyth offers excellent social, educational and shopping facilities with public transport to all parts. The property in the main was built in Edwardian times and constructed of traditional brick walls with part rendered external elevations. The main walls support a pitched roof laid with natural slates.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTONS 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 to: Communal Hall with stairs to upper floor and entrance door to:

No. 3 Entrance Hall

With electric meters and consumer unit. Night storage heater and doors to:

Dining Room 3.57m x 2.73m

With window to front. Tiled fireplace surround. Power points. Night storage heater.

Lounge 5.16m x 3.94m

Box Bay window to front. Timber fireplace surround with tiled back and hearth. Power points. Two night storage heaters.

Internal Hall

With doors to:

Main Bedroom 3.62m x 3.61m

Old bedroom fireplace surround. Power points. Night storage heater.

Bedroom 3.10 m x 2.60m

Window to rear. Night storage heater. Old bedroom fireplace.

Other Rear Bedroom 2.90m x 2.40m

Window to side.

Bathroom

Panelled bath with electric shower unit above. Pedestal wash hand basin. Low flush WC. Mains water meter.

Utility Room

With plumbing for automatic washing machine.

Breakfast Room 2.30m x 2.90m Window to side. Gas fireplace surround. Built-in store cupboard. Airing cupboard housing copper hot water cylinder.

Kitchen 2.40m x 1.75m

Fitted units comprises 3 drawer cupboards and two wall cupboards. Worktops incorporating single drainer stainless steel sink. Power points. Door to outside rear.

Outside

With access to side leading to Garden mainly laid to lawn with CI built garden store shed. There is a communal central patio area.

Services

Mains electric, Water and Drainage. Council Tax Band ?

Tenure

The property is a long leasehold interest (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		74
(55-68) D		
(39-54) E		
(21-38) F	24	
(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		53
(39-54) E		
(21-38) F		
(1-20) G	12	
Not environmentally friendly - higher CO ₂ emissions		