



3 Bedroom Ground floor Flat  
1 Plas Iorwerth, Caradoc Road  
Aberystwyth, Ceredigion. SY23 2LB

ASKING PRICE: £210,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## 1 Plas Iorwerth, Caradoc Road, Aberystwyth, SY23 2LB

This charming, spacious apartment is perfect for couples or families seeking a prime residential setting in the vibrant seaside town of Aberystwyth. Conveniently situated on level ground, the property offers easy access to Aberystwyth's top landmarks—including the General Hospital, the University campus, and the National Library of Wales—along with an effortless walk to the town center shops, restaurants, and coastal attractions. Built circa 1910, this well-crafted home showcases enduring period features and quality materials, preserving the elegance of its era. As one of just four similar properties in an attractive building, it provides both a sense of community and an exceptional living space. With excellent transport links and outstanding educational, social, and recreational facilities nearby, this apartment blends historical charm with modern convenience—ideal for a fulfilling lifestyle in this beloved coastal town.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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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 to:

### Reception Hall

With stairs to first floor and door to Flat 1:

### 1 Plas Iorwerth.

Entrance door leading to:

### Internal Hallway

With electric consumer unit and electric meters. Doors to:

### Dining Room 3.56m x 3.77m

With window to front. Double panel radiator. feature fireplace surround. twin power point.

### Lounge 4.75m x 3.77m

With box bay window to front and other window to side adding natural lighting. gas living flame fire. two twin power points BT extension point.

### Internal Hall

With doors to:

### Main Bedroom 3.42m x 3.60m

With window to side. Double panel radiator. Two twin power points.

### Bedroom 2.90m x 2.40m

With widow to side. Twin power point Old cast iron bedroom fire grate

### Bathroom

With quadrant shower cubicle with T80 electric shower unit.. Low flush WC. Vanity wash hand basin. Shaver point. Water meter. Panel radiator.

### Bedroom 3 3.06m x 3.07m

With window to side. double panel radiator. feature cast iron fire grate. Twin power point.

### walk in Pantry

With fitted shelves

### Kitchen/Breakfast room 5.84m x 2.40m

With door to outside rear. Window to both sides adding natural lights. wall mounted Worcester gas fired boiler which heats hot water and central heating. 7 base cupboards 2 wall cupboards larder cupboard. Work tops incorporating single drainer sink. Plumbing for automatic washing machine. Double panel radiator.

### Outside

To front railed forecourt with communal pathway to side leading to rear garden with flowering shrubs borders. Garden store shed. There is a shared patio area with pergola canopy ideal for entertaining or enjoying those alfresco evenings.

### Services

Mains gas, electric, water and drainage. Gas fired central heating system. Council tax Band C

### 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

This is an excellent opportunity of purchasing a ground floor flat in a desirable residential location. The apartment offers good size accommodation ideal for couples of all age groups or families. For further information please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>	62		
(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 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>	54		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			