



PLAS TUDOR, PARC Y BRYN, ABERYSTWYTH, SY23 2AD

£245,000

An executive front facing second floor two bedroom apartment situated in the popular Parc Y Bryn development overlooking Aberystwyth Town. This apartment comprises two double bedrooms, two bathrooms (one en-suite), an open plan kitchen / lounge / dining area with access onto a balcony. In addition the apartment benefits from underfloor heating, double glazing and a car parking space.



SITUATION

Situated in an elevated position in the Parc Y Bryn development, off North Road. The property is ideally located for access into Aberystwyth town centre, Bronglais Hospital and the University.

CONSTRUCTION

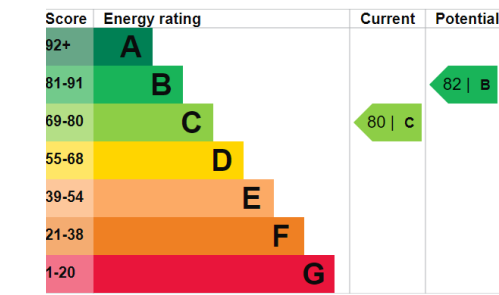
The property was constructed in 2007 and is conventionally built using cavity concrete block. The exterior is formed with reconstituted facing block panels, smooth render panels and blue interlocking panels.

Agents comment:

Seldom does a front facing apartment within the Parc Y Bryn Development come on the market. This apartment must be viewed to be fully appreciated.

ENTRANCE HALLWAY

Entry from ground floor car park or first floor rear car park into Plas Tudor Block to communal hallway.



Communal stairs or lift to Second Floor.

FLAT ENTRANCE HALLWAY

With storage cupboard. Laminate flooring.

Lounge / Kitchen / Dining Room

Underfloor heating, laminate flooring to lounge area and tiled area to kitchen. Window in kitchen area. Patio doors leading onto balcony.

Bedroom 1 (En-suite)

Double bedroom. Window to front. Carpet.

En-suite Shower Room

Fully tiled floor to ceiling. White sanitary ware to include w.c., sink and shower cubicle.

Bedroom 2

Double bedroom. Window to front. Carpet.

Family Bathroom

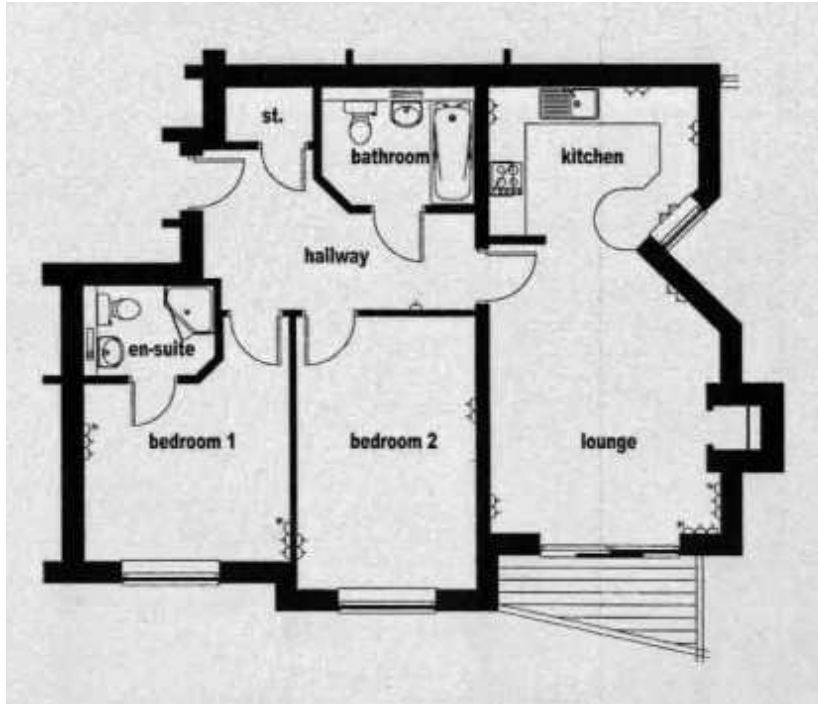
Fully tiled floor to ceiling. White sanitary ware to include w.c., sink and bath.

EXTERNALLY

The apartment benefits from a balcony with views overlooking Aberystwyth Town. In addition there is car parking dedicated to the Parc Y Bryn development.

There are communal bin stores for the development.





Tenancy

The property is currently subject to a periodic Assured Shorthold Tenancy. Details can be provided on request.

Tenure | Leasehold (999 Years from 2007)

Ground Rent | Peppercorn

Service Charge | £105 per month (This covers building insurance, communal cleaning, lift maintenance and general maintenance to the building).

Heating | Underfloor Gas Central Heating

EER |

Current | 80 (C)

Potential | 82 (B)

Gas | Mains

Electric | Mains

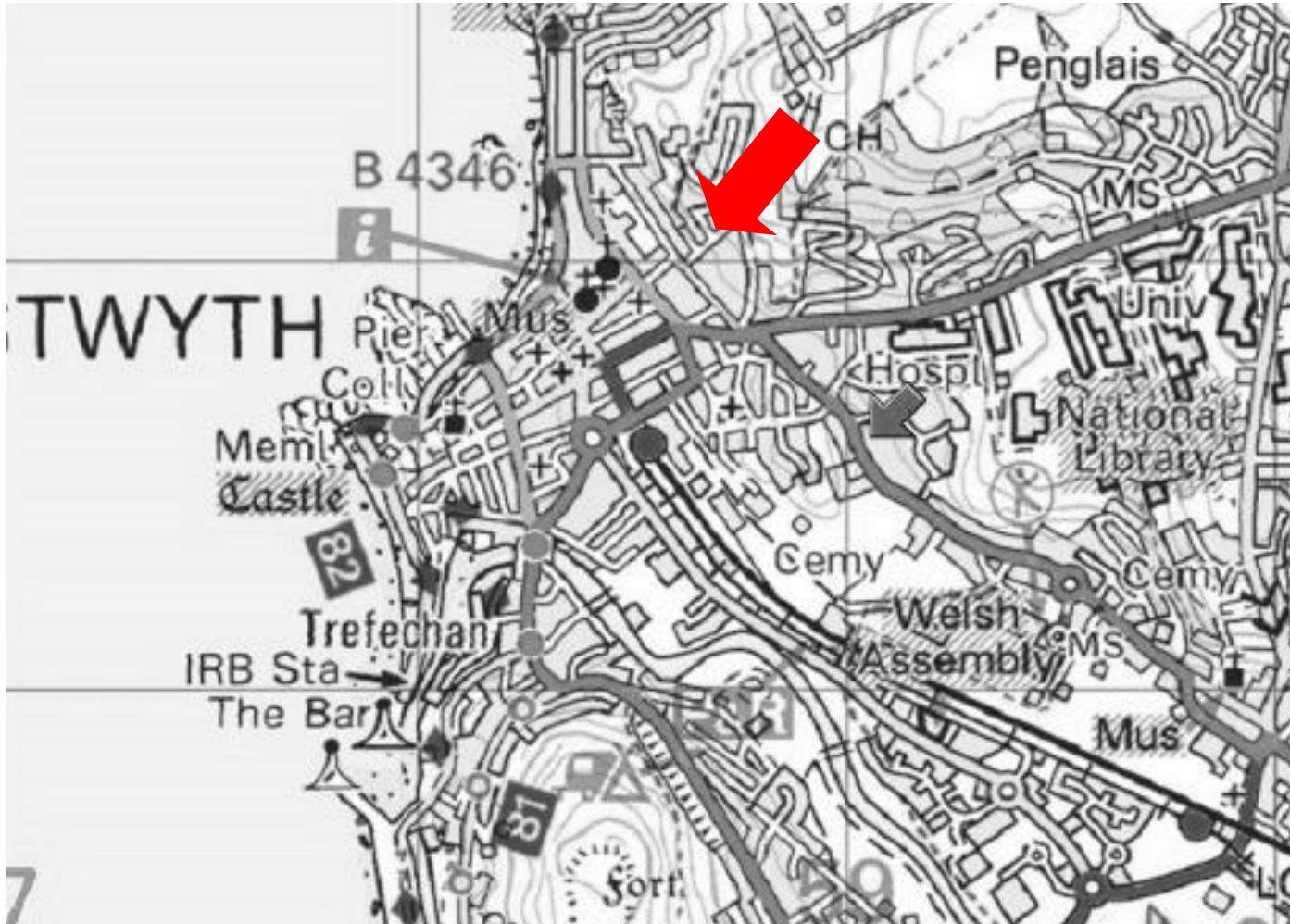
Water | Mains (sub metered and recharged via management company)

Sewerage | Mains

Telephone | BT

Council Tax | Band E (£2,113.48 2020/21)





Money Laundering Regulations

Any intending purchasers will be required to produce identification to prove their identity within the terms of the Money Laundering Regulations. This may include a copy of your passport/ photo driving license and a recent utility bill. Philip Evans Estates will also require sight of proof of funds prior to the Notification of Sale being sent to Solicitors.

Misrepresentation

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Philip Evans Estates have not tested any electrical wiring, plumbing/ drainage or any other appliances within the property. Any reference within these sales particulars therefore does not constitute any indication as to their condition.

All viewings via Sole Agents Philip Evans Estates

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