

Rhydyfelin

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Local Authority

Ceredigion County Council

Council Tax Band

F

Energy Efficiency Rating

D63

Viewing Arrangements

Strictly by appointment
through Alexanders

Plas Tan-Y-Blwch

Asking Price £309,000

A unique opportunity to own a beautiful two bedroom apartment in Tan-Y-Blwch Mansion.

This apartment offers the best of both in every sense of the phrase. With stunning original features paired with energy efficient heating, peace, quiet and privacy but still with a thriving community. Owning an apartment at Plas Tan-Y-Blwch is a truly special opportunity not to be missed.

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PROPERTY COMPRISES

Unless otherwise stated, all rooms have double glazed windows, a range of power points and radiators. The property is chain free and leasehold. Mains electric, water and private drainage. Heated via an energy efficient biomass furnace, which costs only £50 per month for the current owners to heat the property. The apartment is ground floor, offering communal grounds and ample parking. The property has a 990 year lease and a monthly service charge of £110.

ENTRANCE HALLWAY

Welcome to Apartment 5. The long entrance hallway provides communicating doors to living room, kitchen, bathroom and both bedrooms as well has a to large storage area with built in shelves and door to access to boiler.

LIVING ROOM

5.18m x 4.09m

The spacious living room is the perfect welcome home. Flooded with light from the large glass doors out to the front of the property, the room has a bright airy feel. High ceilings with decorative coving, a recessed arch containing a log burner and the cast iron radiator emphasize the properties period character.



Rhydyfelin



KITCHEN/DINER

4.90m x 3.89m

A modern kitchen and all the convenience of 21st century living in a period setting. White base and eye level units, with wooden worktop, built in electric hob, oven, dishwasher, washing machine and fridge freezer. The sash window with privacy film provides the perfect spot to enjoy mealtimes, while the decorative ceiling roses and coving nod to the properties history.

BEDROOM TWO

4.9m x 4.19m

Bedroom two is bright and spacious, the current owners have sympathetically furnished the room with antique pieces in keeping with the period character. The large wooden framed window, coving and chandelier ensure this room feels as grand as the mansion it resides in.

STORAGE CUPBOARD

Convenient storage cupboard with built in shelving.



Rhydyfelin

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BATHROOM

The main bathroom comprises of a full white suite including bath, sink, toilet and heated towel rail. With white tiles to water sensitive areas the bathroom is clean and bright.

MASTER BEDROOM

6.3m x 3.49m

The master bedroom is perhaps the grandest room in apartment five. With twin sparkling chandeliers, wooden framed sash windows complete with shutters and the impressively high ceilings the room is really something to behold. Large fitted wardrobes line the wall opposite the bed. No grand master suite would be complete without an en-suite.

EN-SUITE

Housing a full white suite including double shower, sink, toilet and heated towel rail. White tiles to water sensitive areas and large bay window with privacy film



Rhydyfelin

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OUTSIDE SPACE

Plas Tan-Y-Blwch is accessed via a private tree-lined lane leading to a large gravel drive. Each apartment has its own private parking space and enough space for visitors. The apartment itself has two patio areas, the front of the mansion boasts flourishing flower beds whilst at the rear of the property the perfectly manicured lawns and shrubbery provide the perfect spot to take in the breathtaking views over Pendinas and an uninterrupted view of the Ceredigion coastline.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2022

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

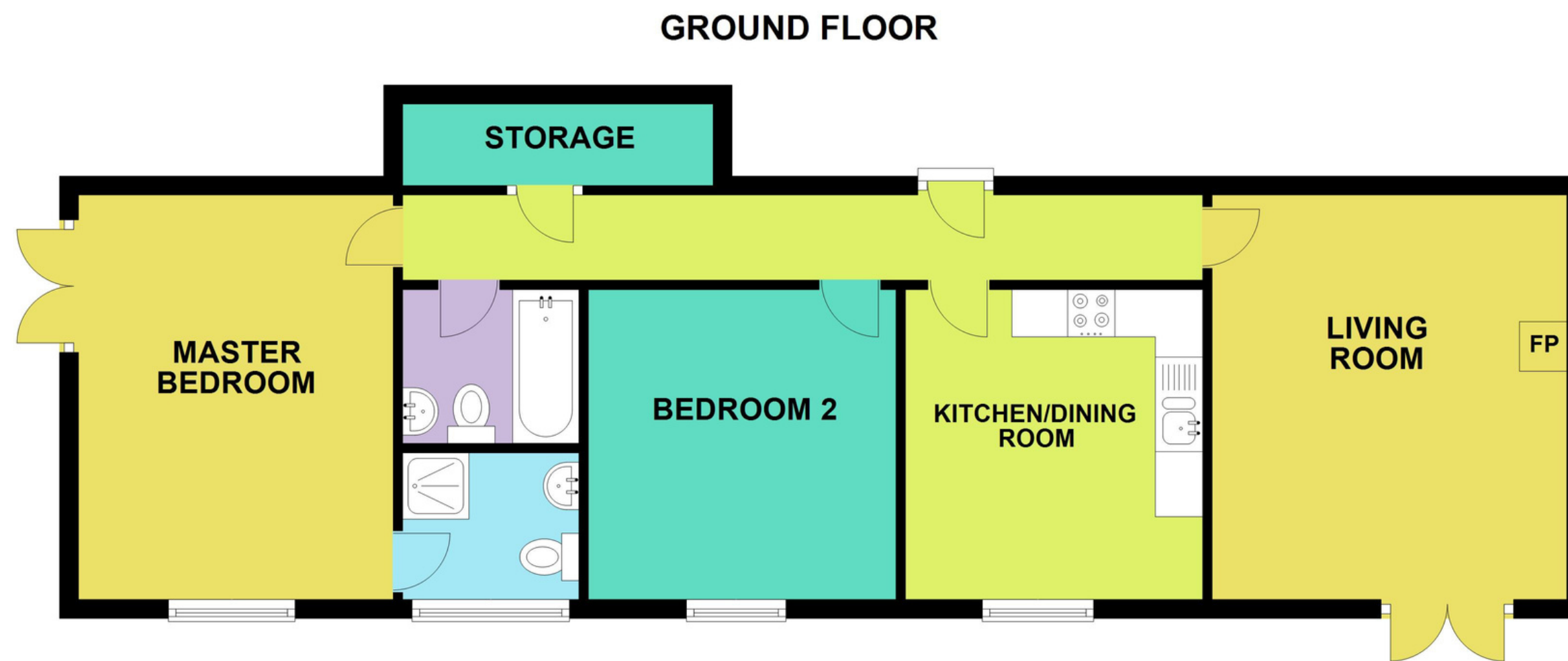
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Rhydyfelin

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Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

Opening Hours

Monday - Friday: 9am to 6pm
Saturday: 10am to 4pm

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