

## Rhydyfelin

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Viewing Arrangements  
Strictly by appointment  
through Alexanders

# 9 Plas Tanybwlch      Asking Price £290,000

Modern yet traditional apartment located on the South side of Aberystwyth with breathtaking views.

Welcome to Plas Tanybwlch, an exquisite apartment nestled within the historic walls of a magnificent mansion. Situated in the beautiful coastal town of Aberystwyth, this property offers a unique blend of old-world charm, breathtaking sea views, and access to stunning communal gardens. With its spacious lounge, fully fitted kitchen, luxurious bathroom, and two double bedrooms, this apartment presents an exceptional opportunity to own a piece of history while enjoying the comforts of modern living.

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### PROPERTY COMPRISES

All rooms have double glazed windows, a range of power points and radiators. Connected are mains electric, water and private drainage. Heated via an energy efficient biomass system. The apartment is ground floor, offering communal grounds and designated parking. The building has a 981 year lease and a monthly service charge of £110.

### ENTRANCE HALLWAY (0.90m x 6.96m)

Welcome to Apartment 9. The long entrance hallway provides communicating doors to living room, kitchen, bathroom and both bedrooms as well as a boiler cupboard with shelving unit.

### LOUNGE (5.20m x 3.50m)

Continuation of Oak flooring, traditional style double glazed sash window with original timber shutters to each side, telephone point, television and satellite points.

### KITCHEN (3.69m x 2.50m)

A modern kitchen and all the convenience of 21st century living in a period setting. White base and eye level units, with wooden worktop & dishwasher. High window offering plenty of natural light and views of the Cardigan Bay & the Llyn Peninsula skyline.



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### **MASTER BEDROOM (2.00m x 4.20m)**

The master bedroom provides ample of space, decorated in neutral colours giving off a clean and fresh look. Ready for somebody to make their own.

### **BEDROOM TWO (4.20m x 2.80m)**

Bedroom two is bright and spacious, currently being used as a TV/film room, or just somewhere to unwind and watch the sunset from.

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### **BATHROOM (2.29m x 2.63m)**

The bathroom comprises of a full white suite, combined with a duck egg blue to produce a cleansing vibe. Included is a bath, shower, sink, toilet and heated towel rail. With white tiles to water sensitive areas.

### **OUTSIDE SPACE**

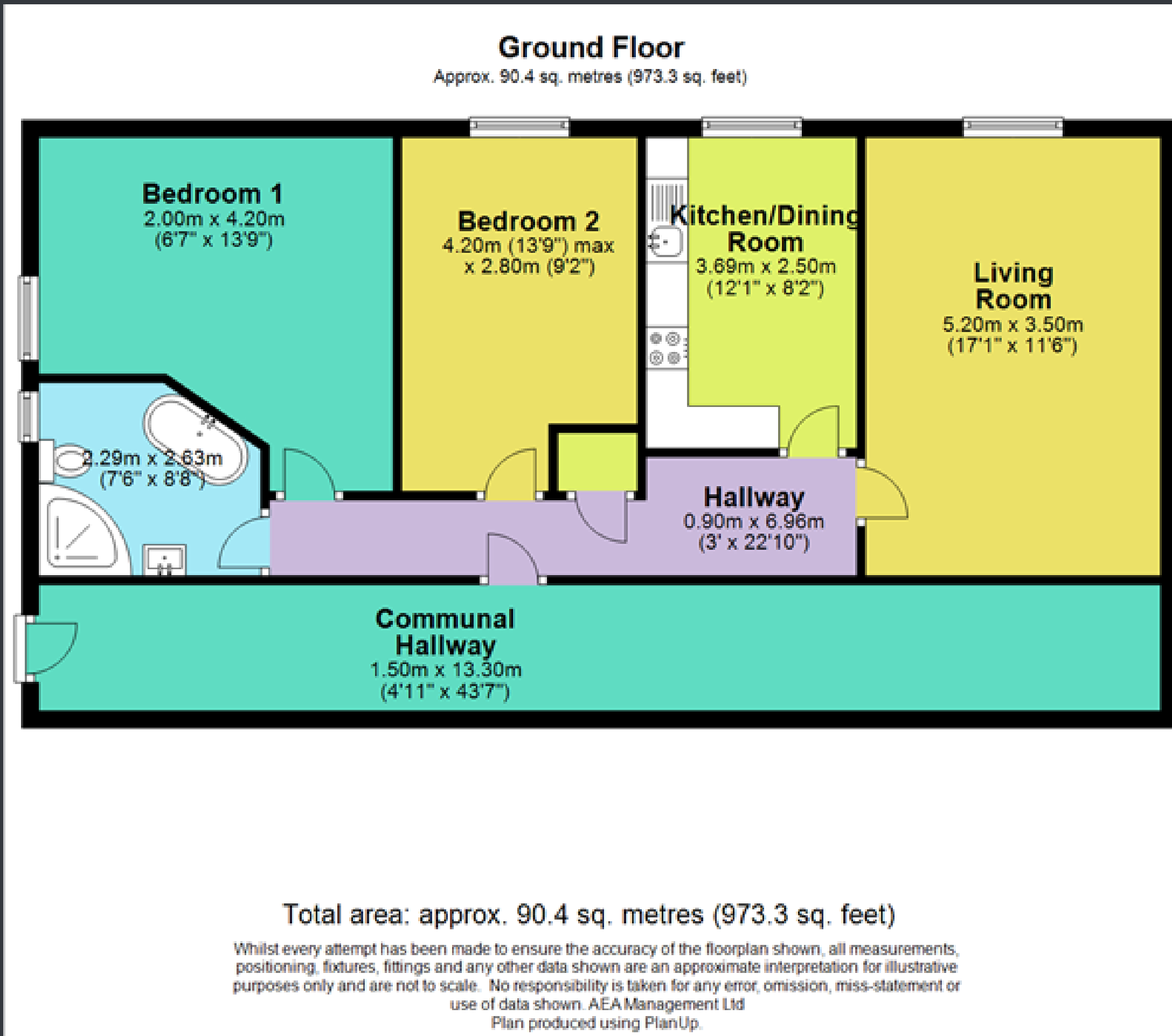
Plas Tanyblwch is accessed via a 1 mile drive leading to a large tarmaced area and residents parking over slated ground. At the rear of the property the perfectly manicured lawns and perennial flower beds provide the perfect spot to take in the breathtaking views of the Cardigan Bay coastline.

### **VIEWINGS**

Don't miss this opportunity to own a piece of history within the prestigious Plas Tanyblwch. Immerse yourself in the breathtaking sea views, embrace the tranquility of the communal gardens, and experience the unique charm that this historic apartment provides. Contact us today to arrange a viewing and start your journey towards owning this exceptional property. Call 01970 636000 or contact [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk) for more information.

Council Tax Band

**D**



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	48 E	48 E
21-38	<b>F</b>		
1-20	<b>G</b>		

## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2023

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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