



FOR SALE BY PRIVATE TREATY

A luxurious sunny 2 bedroom ground floor flat in a Grade II listed building. Light spacious open plan living/dining/kitchen. En-suite shower room & main bathroom. Central heating is provided via a frugal green technology biomass boiler so you can enjoy low running costs. Communal garden. Private parking plus ample guest parking. Stunning coastal and inland views from the grounds.

**8 PLAS TANYBWLCH
RHYDYFELIN
ABERYSTWYTH SY23 4PZ**



Pals Tanybwllch is situated a convenient 5 minute drive, 10 minute cycle or 20 minute stroll along the Welsh Coastal Path to Aberystwyth. Well served by a number of modern retail parks, theatre, cinemas and coffee shops, Aberystwyth offers a comfortable cosmopolitan way of life for its residents. Benefiting from a Marina & pleasure Pier it is also home to one of the largest and busiest art centres in Wales. The National Library of Wales and University of Aberystwyth are also notable landmarks. The nearby coastal path winds through some spectacular heritage coastline and area of Marine conservation. It takes in a dune system at Ynyslas, high cliffs, storm beaches and sea caves along this breath-taking walk.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

8 Plas Tanybwllch, Rhydyfelin, Aberystwyth, SY23 4PZ

COMMUNAL HALL

Accessed from the side. Door to flat.



THE FLAT

Imposing character spacious flat with tall ceilings.

HALL

Door entry system. Central heating radiator. Walk in store room. Engineered oak floor to most rooms.

LIVING/KITCHEN/DINING ROOM



21' 8" x 17' 4" (6.6m x 5.28m)

Two large French doors from patio to lounge area with internal shutters. Two central heating radiators.

Fitted white kitchen units with inset single drainer stainless steel sink unit. Wooden worktop. Inset electric hob with stainless steel extractor over. Fitted electric oven with microwave over. Integral dishwasher. Breakfast bar.

BEDROOM 1



15' 1" x 12' 1" (4.6m x 3.68m)

Two windows with shutters. Central heating radiator.

MAIN BATHROOM



Panelled bath. Low flush WC: Pedestal wash hand basin. Tiling to water sensitive areas.

BEDROOM 2



11' 9" x 10' 6" (3.58m x 3.2m)

Window. Central heating radiator. Built in cupboard.

EN-SUITE



Large shower cubicle with tiled wall. Low flush WC: Pedestal wash hand basin. Window.

OUTSIDE



Generous communal garden overlooking the breath-taking Ceredigion coastline with views across to Pen Dinas and the Wellington Monument and nearby Aberystwyth.

SERVICES

Mains electric & water. Private drainage. Frugal green technology biomass central heating.

COUNCIL TAX

Band 'F'

LEASE

999 year lease from 2013

SERVICE CHARGE

£110 pcm

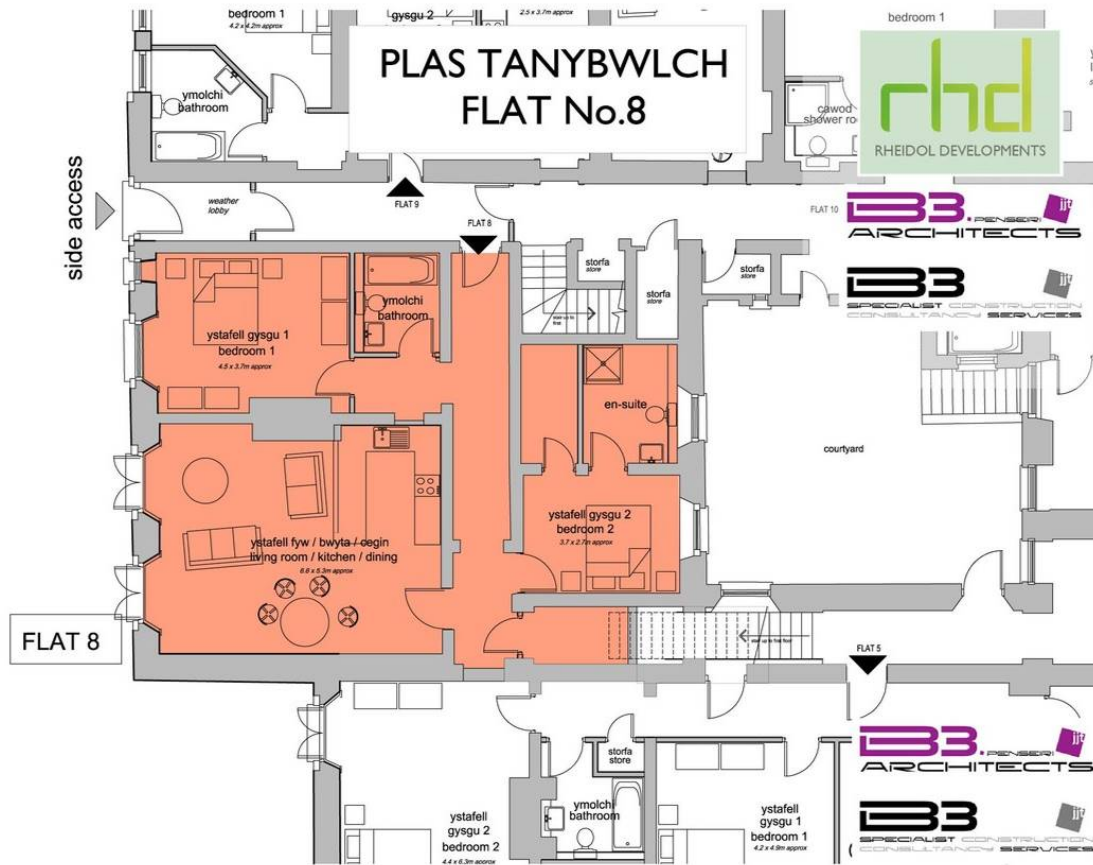
VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£250,000





Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

