



PHILIP EVANS
ESTATES



FLAT 7, TY TALBOT, MARKET STREET, ABERYSTWYTH, SY23 1DL

£155,000 ASKING PRICE

A beautifully presented top floor flat situated in a Grade II listed building in the centre of Aberystwyth Town.

The property comprises of two bedroom, a large open plan lounge/ kitchen/ dining room and shower room/WC. The property benefits from many period features to include an exposed stone wall and wooden exposed beams.

The property benefits from gas central heating.

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	60 D
39-54	E		
21-38	F		
1-20	G		

FOR SALE



LOCATION

The property is conveniently positioned on Market Street which is just off Great Darkgate Street, the main shopping street in Aberystwyth.

The property is within walking distance to all local amenities and transport links.

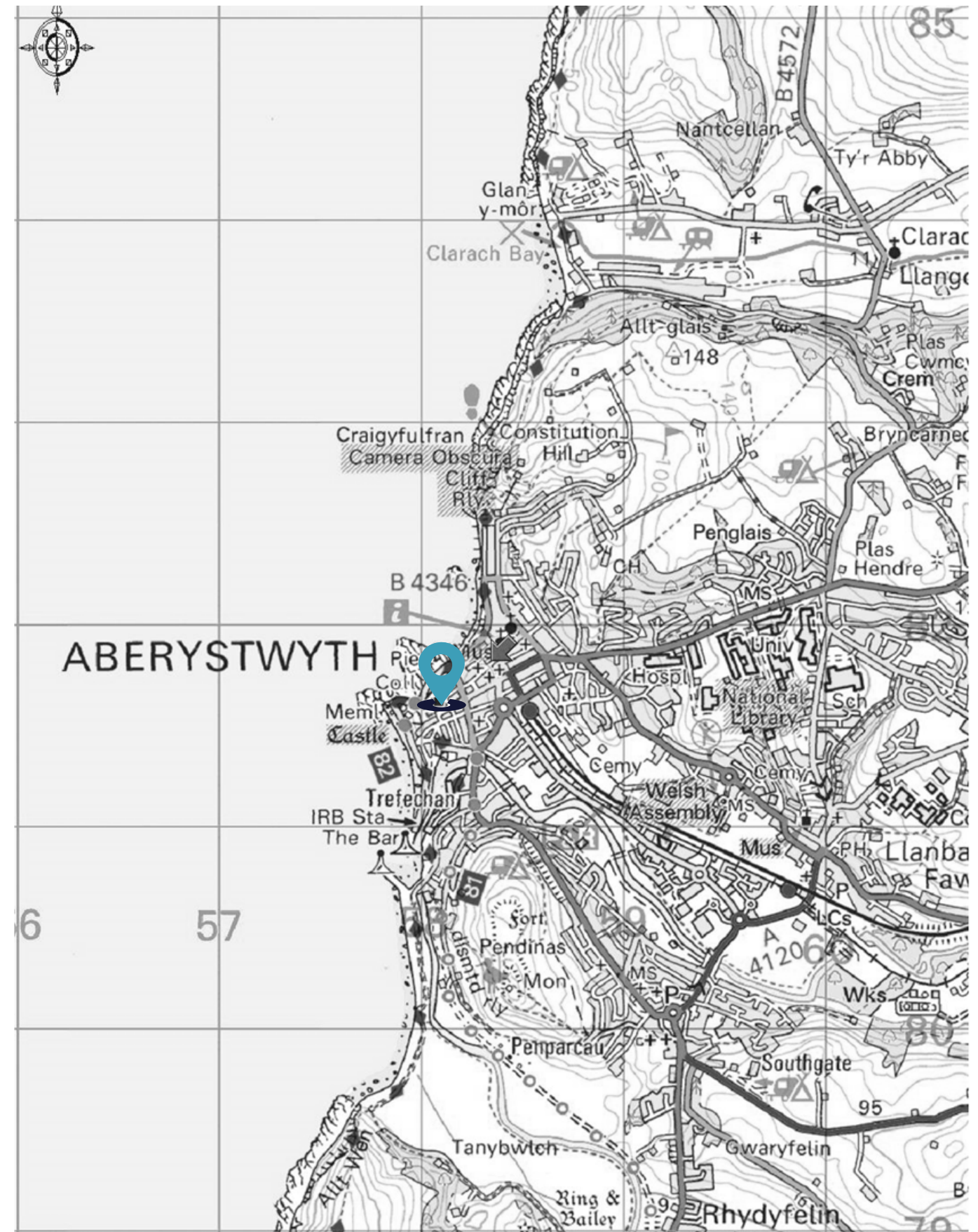
As the largest town in Mid Wales Aberystwyth benefits from The Welsh Assembly Government Offices, The National Library Of Wales, Aberystwyth University, Bronglais Hospital, education in both English and Welsh mediums and public transport links out of Aberystwyth.

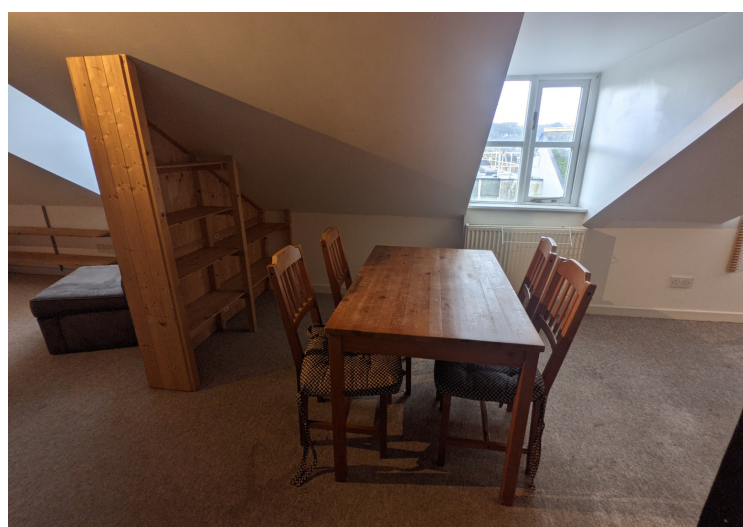
CONSTRUCTION

Solid stone construction with painted render to the front elevation under a pitched slate roof. The building was a former hotel converted into a commercial unit with residential flats above in 2002. The building is a Grade II listed building.

AGENT COMMENTS

This property is ideally suited for young professional looking to live in the heart of Aberystwyth or investment buyers alike. The property has been sympathetically converted and has incorporated the beautiful period features.





GROUND FLOOR

Main entrance and access to third floor via staircase.

THIRD FLOOR

Entrance Hall to:

Open plan lounge/ kitchen/ dining area

9.55m (max) x 3.51m (max)

Four windows to the front. Exposed stone feature wall. exposed wooden beams. Fitted wall and base units. Integrated hob and oven. Under counter fridge. Plumbing for a washing machine.

Bedroom 1

5.21m (max) x 2.69m

Window to rear.

Bedroom 2

3.3m (max) x 5.07m

Window to front. Gas boiler.

Shower Room

White sanitaryware to include shower, W/C and wash hand basin. Towel rail.

SERVICES

Chain | No chain

Tenure | Leasehold

Term | 198 years from 1st July 2003

Ground Rent | Peppercorn

Service Charge | £600 per annum

Heating | Gas Central Heating

EPC | 55(E)

Electric | Mains

Water | Mains

Sewerage | Mains

Telephone | BT

Tax Band | Band D £2,008.23 2023/24





VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Philip Evans Estates.

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