



**PHILIP EVANS**  
ESTATES



**PLAS TUDOR, PARC Y BRYN, NORTH ROAD, ABERYSTWYTH, SY23 2AD**

**£250,000** ASKING PRICE

An executive front facing second floor two bedroom apartment situated in the popular Parc Y Bryn development overlooking Aberystwyth Town.

This apartment comprises of 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FOR SALE**





## LOCATION

The property is conveniently located in the Parc Y Bryn development, just off North Road.

It is situated in a quiet residential area within walking distance into Aberystwyth town centre, which offers amenities such as banks, supermarkets, library and coffee shops.

As the largest town in Mid Wales, Aberystwyth benefits from the Welsh Government Offices, The National Library of Wales, Aberystwyth University, Bronglais General Hospital and education in both English and Welsh.

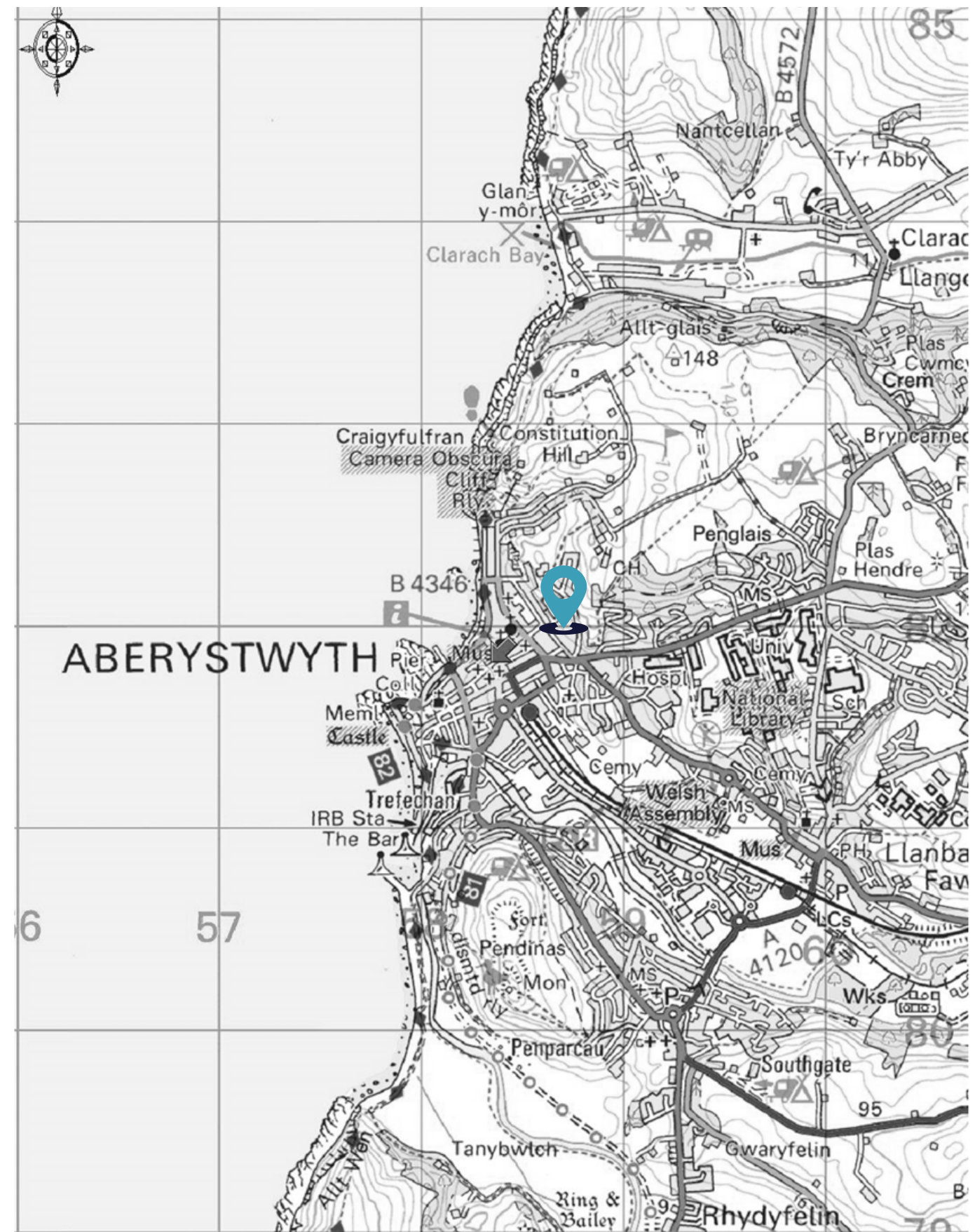
## CONSTRUCTION

The building was constructed in 2007. Conventionally built using cavity concrete blocks with exterior reconstituted facing block panels, smooth render panels and blue interlocking panels under a pitched tile roof.

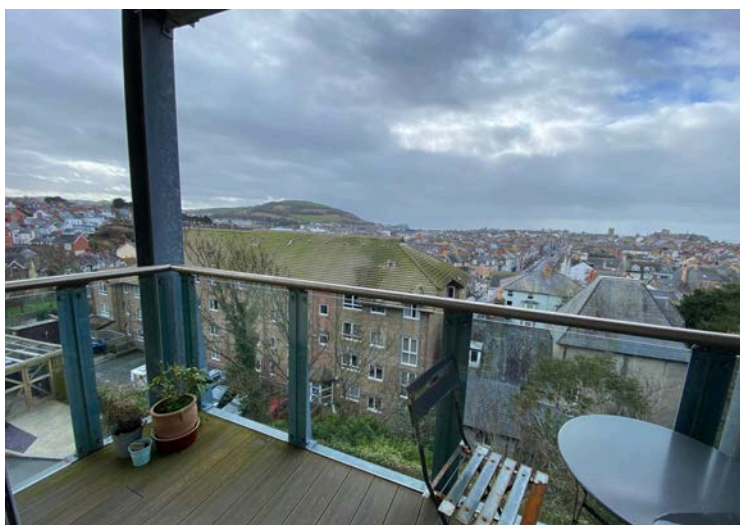
This modern property benefits from UPVC double glazing throughout and gas central heating.

## AGENT COMMENTS

It is rare when a front facing flat in these blocks come available and must be viewed to be fully appreciated.







## GROUND FLOOR

Main entrance accessed from the front parking area with internal staircase, lift and post boxes for the apartments.

## SECOND FLOOR

### Entrance Hallway

Apartment entrance provides access to all rooms. Includes underheated wooden flooring and an intercom phone connecting to the main entrance door.

### Storage Cupboard

Spacious storage cupboard housing the gas boiler, fuse box, water tank with plenty of room for storage of extra household items.

### Lounge/ Dining Room

3.66m x 4.65m  
Spacious open plan living area with underheated wooden flooring. Large double glazed patio doors leading onto the private balcony at the front. Large double glazed windows to allow plenty of natural light and views of Aberystwyth town and the coast of Cardigan bay. Features a gas fireplace centrepiece.

### Kitchen

3.33m x 2.66m  
Open plan alongside the lounge/ dining room with fitted wall and base units. Tiled flooring throughout. Includes an integrated gas hob, electric oven and plumbing facilities for a washing machine.

## Bedroom 1

3.26m x 4.45m  
Main double bedroom with carpet flooring. Neutral walls throughout and ample power points. Large double glazed window to the front allowing plenty of natural light. Private door leading to the en-suite.

### En-Suite Shower Room

Private shower room with tiled flooring and wall tiles to the ceiling. White sanitaryware to include a corner shower cubicle, WC and freestanding wash hand basin. Mixer taps. Shaving socket.

## Bedroom 2

3.01m x 4.45m  
Second double bedroom with carpet flooring. Large double glazed window to the front to allow natural light. Neutral walls throughout and ample power points.

## Bathroom

2.46m x 1.85m  
Main bathroom with tiled flooring and wall tiles to the ceiling. White sanitaryware to include a bath, WC and freestanding wash hand basin. Mixer taps. Shaving socket.







## SERVICES

Chain | No chain

Tenure | Leasehold

(999 years from 2007)

Ground Rent | £0

Service Charge | £ 1,740 p.a.

Heating | Gas Central Heating

EPC | 80 (C)

Gas | Mains

Electric | Mains

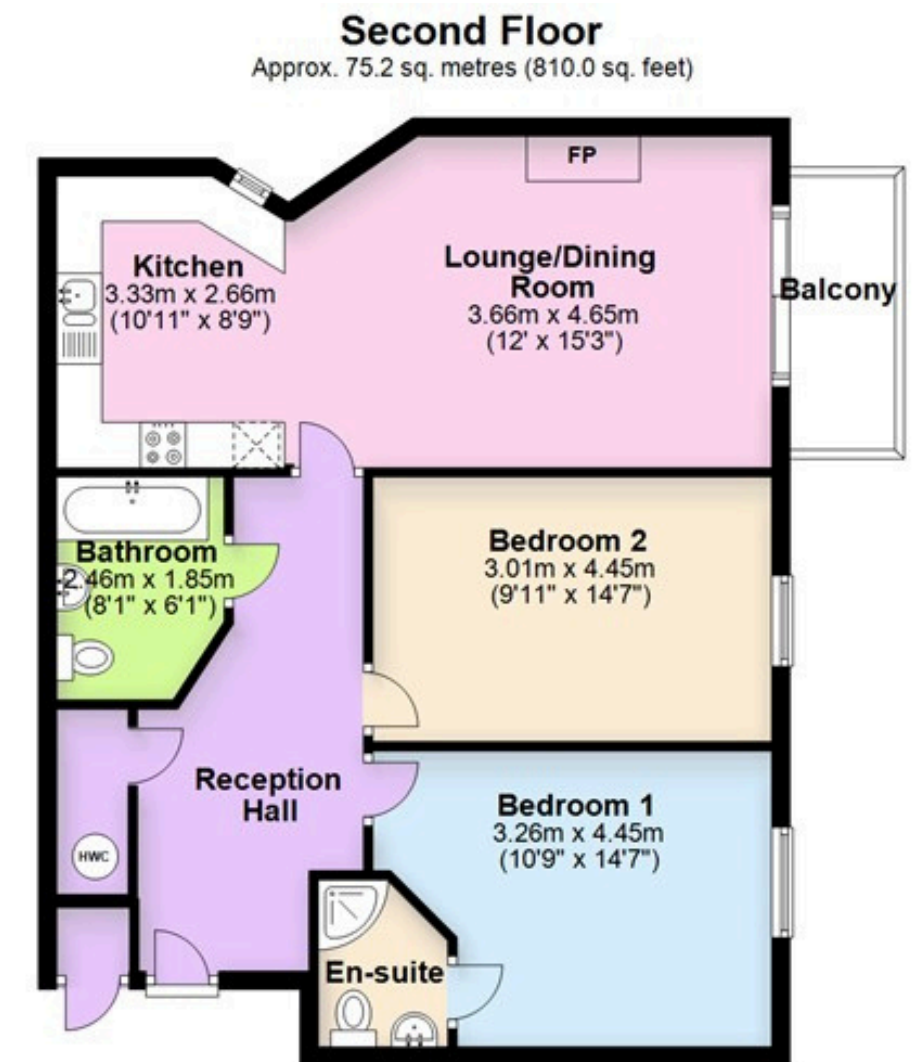
Water | Mains

Sewerage | Mains

(Water & Sewerage billed through Management)

Telephone | BT

Tax Band | Band E £2,700.69 2024/25



Total area: approx. 75.2 sq. metres (810.0 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

## VIEWING

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

T | 01970 625333

E | mail@philipevans.com

**IMPORTANT NOTICE** 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.

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