



PHILIP EVANS
ESTATES



YR HEN AELWYD, LLANBADARN ROAD, ABERYSTWYTH, SY23 1EN £198,500 ASKING PRICE

A spacious two bedroom, first floor apartment situated in the popular Yr Hen Aelwyd development within walking distance to Aberystwyth town centre, Bronglais Hospital and Aberystwyth University.

The property comprises of two double bedrooms, lounge, kitchen, bathroom/ WC and on-site car parking.

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

FOR SALE



SITUATION

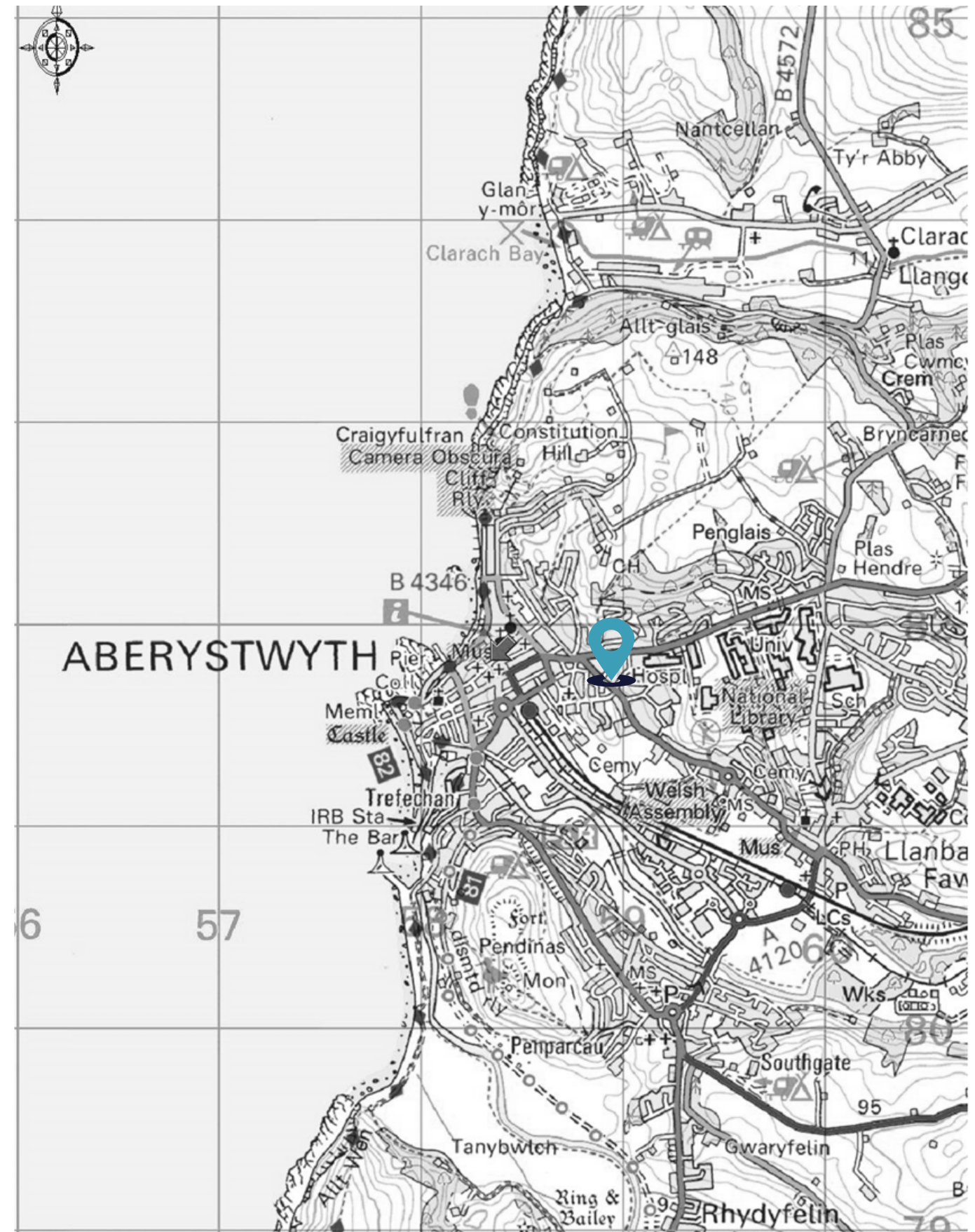
The property is located in a highly desirable location on Llanbadarn Road on the outskirts of Aberystwyth and is within walking distance of Aberystwyth Town Centre, Bronglais Hospital, National Library of Wales and Aberystwyth University.

CONSTRUCTION

Yr Hen Aelwyd is a small block comprising a total of 9 apartments. The block was constructed in 2007 and is conventionally built with insulated cavity walls. There is an outer skin of dressed stone with brick quoins and reveals with an inner skin of concrete block under a slate roof. There are wooden double glazed windows.

AGENT COMMENTS

This modern first floor apartment provides easy living in close proximity to Aberystwyth. In addition, the property benefits from car parking. It is ideal for an investment buyer, first time buyer or retirees.





GROUND FLOOR

The main entrance to the block is accessed via the car park. Access the first floor using the lift or communal staircase.

FIRST FLOOR

Entrance Hallway

The property is entered from a secured communal hallway on the first floor. Access to all rooms. Intercom telephone to the right.

Bedroom 1

Large double bedroom with neutral carpet flooring. White walls. Double glazed window. Radiator. Built-in wardrobe.

Bedroom 2

Double bedroom with neutral carpet flooring. White walls. Double glazed window. Radiator.

Bathroom

Grey tile flooring. Ceramic tiling on walls. Bath includes electric shower above. WC and pedestal sink. Chrome towel heater.

Kitchen

Black tile flooring. White walls. Double glazed window. Range of wooden units with granite work top and tiled splashback. Stainless steel sink. Integrated oven, hob and extractor fan. Fridge/ freezer. Wall mounted gas boiler providing hot water and central heating. Radiator.

Lounge

A sizeable lounge with neutral carpet flooring. White walls. A double glazed bay window. Radiator.

EXTERNAL

Communal garden situated to the front of the property and a car park to the rear.

SERVICES

Chain | No chain

Tenure | Leasehold (999 years from 2007)

Service Charge | £1,380 per annum.

Heating | Gas Central Heating

EPC | 81 (B)

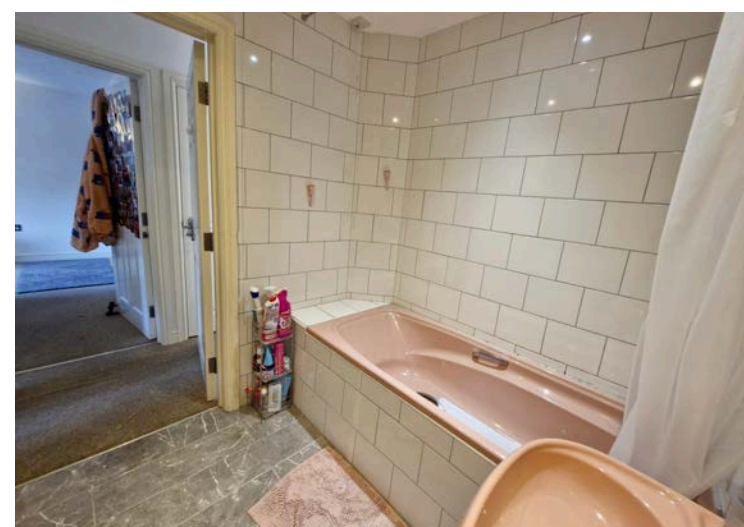
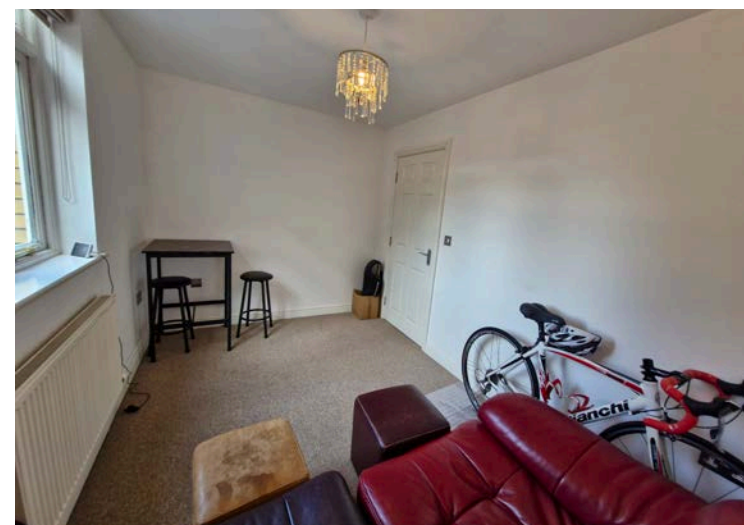
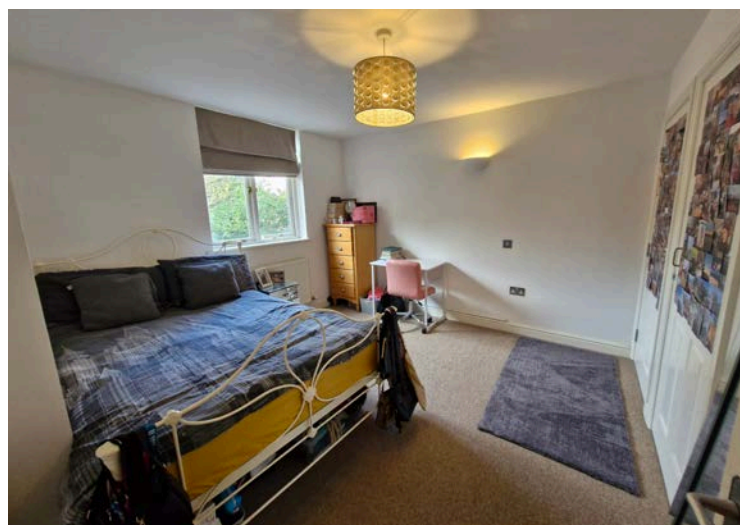
Electric | Mains

Water | Mains

Sewerage | Mains

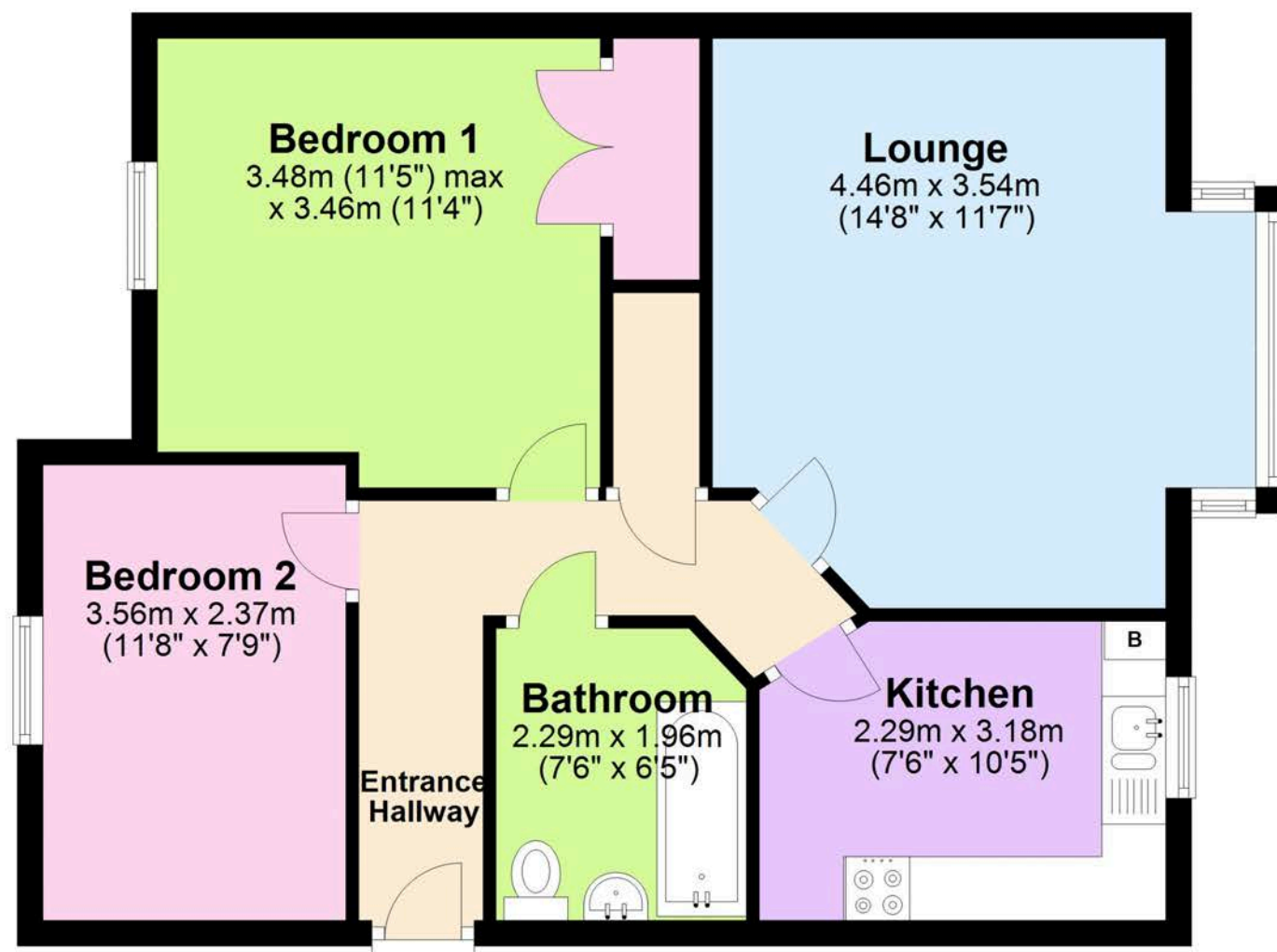
Telephone | BT

Tax Band | Band D £2,113.25 2024/25



First Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area: approx. 59.1 sq. metres (636.0 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.

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