

MSPROPERTIES

ESTATE AGENCY

4 Plas Iorwerth, Caradoc Road, SY23 2LB

GUIDE PRICE £195,000

FOR SALE / AR WERTH



Property Features:

- First floor Apartment
- Walking distance to Town Centre
- 3 Bedrooms
- Council Tax Band C
- Edwardian Property
- Close to Hospital and University
- 2 Reception Rooms
- Shared Garden

Description

SUMMARY

A superb first floor 3 bedroom Edwardian period apartment with 2 Reception rooms situated in an attractive purpose built property in a sought after location within level walking distance to town.

DESCRIPTION

This long leasehold apartment provides of commodious accommodation for couples or families seeking a prime residential area in which to reside. The property lies on level ground conveniently situated to the General Hospital, The University campus and the National library of Wales within striking distance. This is an attractive property which is made up of four similar properties. The apartment lies within level walking distance to the town centre. The University town and Seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts. The property was built c1910 of brick walls with rendered external elevations. The main walls support a pitched roof laid with slate. There are a number of period features within the property with use of good quality materials available at the time of construction.

Floor Plan

Main Front Entrance Door:

Leading to communal entrance hall with stairs leading to first floor.

No.4 Plas Iorwerth:

Entrance door leading to:

Reception Hall:

With electric meters and consumer unit, window to front and doors to:

Dining Room: 3.60m (11'10") x 2.70m (8'11")

Window to front. Night storage heater. Tiled fireplace surround. Power points.

Lounge: 4.90m (16'1") x 3.80m (12'6")

Box Bay window to front. Gas living flame coal-effect fire with tiled hearth and surround. Power points. Night storage heater.

Internal Hall:

With night storage heaters and doors to:

Main Bedroom: 3.60m (11'10") x 3.50m (11'6")

Window to side.

Other Bedroom: 2.60m (8'7") x 3.10m (10'3")

Window to rear. Old bedroom fireplace surround.

Rear Bedroom: 2.90m (9'7") x 2.40m (7'11")

Window to side. Old bedroom fireplace surround.

Bathroom:

Panelled bath. Wash hand basin. Low flush WC. Mains water meter.

Utility Room:

With plumbing for automatic washing machine. Fitted shelves. Coat hooks.

Breakfast Room: 2.90m (9'7") x 2.30m (7'7")

Window to side. Airing cupboard housing copper hot water cylinder.

Kitchen: 2.40m (7'11") x 1.70m (5'7")

Single drainer sink. Wall and base cupboards.

Services:

Mains electric, gas, water and drainage. Partial heating systems mainly by way of night storage heaters. Council Tax Band C.

Tenure:



The property is a long leasehold interest (original term 999 years) with an equal quarter share of the service charge payable and depending on the cost of maintaining the communal areas and insurance of the main building.

General:

Rarely does a flat of this size become available for sale and is located in a select area of town. Ideal for couples of all age groups and with families.

Viewings:

All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

Important Information:

ANTI-MONEY LAUNDERING REGULATIONS
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 on the sale.



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			53
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			1
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			66				1
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	