

MSPROPERTIES

ESTATE AGENCY

Flat 16 Plas Hafod, SY23 2AL

GUIDE PRICE £239,995

FOR SALE / AR WERTH



Property Features:

- En suite
- Amazing views of Aberystwyth
- Great Investment Opportunity
- Open Plan Kitchen/Lounge
- Private Parking
- 2 Bedroom Flat
- Balcony
- Modern & High Specifications

Description

Plas Hafod is situated in a quiet residential area but still central to Aberystwyth which offers amenities such as Supermarkets, Banks, High street brands and the Sea Front. As well the the town centre, Aberystwyth University, Bronglais Hospital and The National Library for Wales are all within a short walking distance.

A Luxury Apartment on the third floor offering underfloor heating, double glazing throughout and amazing views over Aberystwyth. Apartment 16 offers two good-sized double bedrooms (one with en-suite) and an additional bathroom, a large Open Plan Lounge/Diner with Modern Kitchen comprising of washing machine, and dishwasher. Benefits from private parking and balcony.

Floor Plan



Hallway:

Located on the Third Floor. Accessed via Main Entrance, stairs & Lift. Provides access to all Rooms including Storage Cupboard. Carpeted flooring.

Bedroom 1: 4.80m (15'9") x 3.50m (11'6")

This double bedroom benefits from views from the rear of the property, in addition to an abundance of natural light. Ample sockets, TV point, light decor with woven carpet and communicating door to an en suite shower room.



En-Suite:

Fully tiled in white ceramic, fitted with a white suite, the bathroom comprises: A spacious single cubical housing a pressure shower with chrome attachments; a low flush W.C; pedestal wash hand basin and mirror.

Bedroom 2: 4.90m (16'1") x 3.50m (11'6")

Spacious double bedroom benefiting from views from the rear of the property, in addition to an abundance of natural light. Ample sockets, TV point, light decor with woven carpet.



Bathroom: 1.82m (6'0") x 2.12m (7'0")

Spacious Bathroom accessed via Hallway. Offers Panelled Bath, Pedestal Wash Hand Basin, WC and extractor fan. Dark grey tiled floor and floor-to-ceiling white tiled walls.



Kitchen: 3.66m (12'1") x 3.55m (11'8")

Offering an open plan Kitchen to the Living Area, a range of Oak fitted base and wall units with Stainless Gas Hob, under counter electric cooker, Chimney extractor and 1.5 stainless sinks. Finishes with inter-grated fridge/freezer, tiled flooring, up riser and brushed steel sockets.

Living Room: 5.45m (17'11") x 4.60m (15'2")

Light and spacious, with neutrally painted walls and cream carpets, benefiting from French doors which lead onto a decked balcony with glass enclosure and views over Aberystwyth and Cardigan Bay. For added warmth and atmosphere, this room has under floor heating and a gas feature fire with ample sockets.

Services:



We are advised that Mains Electricity, Gas, Water and Sewerage are connected.

Viewings:

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

Important Information:

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. These particulars are issued in good faith but do not represent fact or form part of an offer or contract. The information referred to in these particulars should be independently verified by the vendor or buyer. Neither MS Properties or it's employees have any authority to make representation or warrant any information in relation to this property.



EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO ₂ emissions	(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		
	(21-38) F				(21-38) F		
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		70	72				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	