

# MSPROPERTIES

## ESTATE AGENCY

Flat 4 Plas Hafod, SY23 2AL

**GUIDE PRICE £215,000**

**FOR SALE / AR WERTH**



### Property Features:

- 2 Bathrooms
- Leasehold
- Car parking area
- Modern Flat
- Bike storage
- 2 Bedrooms
- Convenient Location
- Ground Floor Flat

## Description

This flat is on the popular Parc Y Bryn development which is situated in a quiet residential area but still a short walking distance into Aberystwyth which offers amenities such as Supermarkets, Banks, High street brands and the Sea Front. As well as the town centre, Aberystwyth University, Bronglais Hospital and The National Library for Wales are all within a short walking distance.

This lovely Apartment on the ground floor offers underfloor heating, double glazing throughout and a modern feel. Flat 4, Plas Hafod offers two good-sized double bedrooms the master with an en-suite and an additional bathroom, a large open-plan living area with a modern kitchen comprising of a washing machine, and dishwasher. Benefits from private parking and patio.

PLEASE NOTE THIS PROPERTY IS CURRENTLY USED AS A SHORT TERM RENTAL  
Viewings are highly recommended via MS Properties only.

## Floor Plan



This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions.  
Plan produced using PlanUp.

**Entrance:**

From the front parking area, accessed via Plas Hafod Main Entrance which consists of the stairs, Lift, & post boxes. Flat 4 is located on the Ground Floor in the rear.

**Hallway:**

Flat entrance provides access to all rooms including a Storage/Airing Cupboard. Carpet flooring, underfloor heating, with doors to:

**Bathroom:** 1.78m ( 5'11" ) x 2.18m ( 7'2" )

Modern bathroom with floor to ceiling tiling, fitted bath with mixer shower, pedestal sink, toilet, mirror and shaver point.

**Airing Cupboard:**

Storage room with electric boiler, underfloor heating and hot water tank.

**Living & open plan kitchen:** 4.56m ( 15'0" ) x 7.33m ( 24'1" )

Spacious open-plan living area with wood hard flooring, gas fire, large double glazed patio door to the front and ample power points.

Modern white gloss kitchen with wall and base fitted units, electric oven with separate gas hob and chimney extractor. Plumbing for under counter washing machine, d/washer, integrated fridge/freezer, and 1.5 sink s/steel sink with swan neck mixer tap.

**Master Bedroom:** 4.93m ( 16'3" ) x 3.48m ( 11'6" )

Spacious double master bedroom to the rear with carpets, neutral walls, ample power points and double glazed window. Door to the en-suite:

**En-suite:** 1.64m ( 5'5" ) x 1.82m ( 6'0" )

Modern bathroom suite with floor and wall tiling, pedestal basin, w.c, shower cubicle with mixer shower, mirror and shaver socket.

**Bedroom 2:** 3.50m ( 11'6" ) x 4.67m ( 15'4" )

Spacious double bedroom to the rear with carpets, neutral walls, ample power points and double glazed windows to the rear and side.



**External:**

With ample parking to the front, mature lower communal gardens, over flow parking to the rear, bin and bike stores.

**Services:**

We are advised there is mains gas, electric and water, TV and internet points and council tax band "D" (currently business rates as Air-bnb)

**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.

**Continued:**

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>58</b>		<b>62</b>
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	