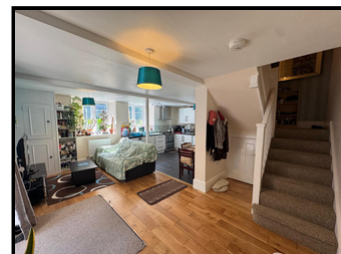


Attention 1st Time Buyers! Affordable Home! Great Opportunity to get onto the housing ladder! Spacious 2 bed 2 storey flat with off-road parking. Bryn Ardwyn. Aberystwyth. Ceredigion. West



45 Llys Ardwyn, Bryn Ardwyn, Aberystwyth, Ceredigion. SY23 1EE.

£147,000

R/4953/RD

**** Attention 1st time buyers ** Affordable Flat ** Spacious 2 bed flat ** Private garden ** Private off-road parking ** Ideal investment opportunity ** Spacious living accommodation ** Popular town location ** Set in Aberystwyth town ** A GREAT OPPORTUNITY NOT TO BE MISSED ****

Accommodation provides : Open Plan Living Room/Kitchen/Dining Room, W.C. First Floor - 2 double bedrooms, bathroom.

A unique opportunity within this popular town and sought after address next to the university and hospital. The property is situated within Aberystwyth town centre being conveniently positioned within walking distance of nearby amenities including university, hospital, Welsh government and local authority offices, playing fields and parks, town centre high street, local and national retailers, supermarkets, Network Rail and public transport connections and the seafront and promenade.



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GENERAL

An impressive 2 bedroom property which is designated as an affordable home within Ceredigion County Council affordable homes qualification criteria.

Please see a link below to the affordable home criteria on Ceredigion County Council website.

<https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/>

The home is well presented and maintained and finished to a good standard.

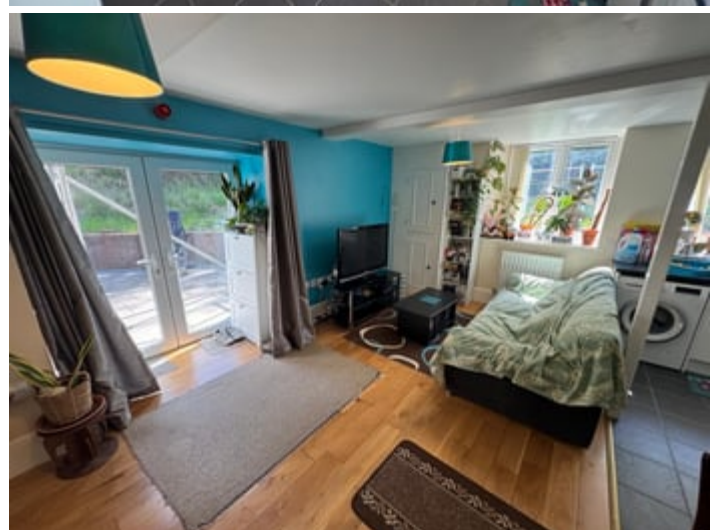
This is a great opportunity for those seeking to get onto the housing ladder.

GROUND FLOOR

Open Plan Living Room / Kitchen / Dining Room

19' 4" x 19' 4" (5.89m x 5.89m) Accessed via glass double door. The kitchen area with modern white base and wall units with Formica work top, stainless steel sink and drainer with mixer tap, washing machine connection, space for electric cooker, tiled splash back, window to side, slate flooring, space for dining table.

Seating area with oak flooring, multiple sockets, TV point, fitted cupboard. Open staircase to first floor, understairs cupboard, radiator.





Ground Floor W.C

with W.C, single wash hand basin, radiator, tiled flooring.

FIRST FLOOR

Landing

with side door into;

Front Bedroom 1

12' 3" x 9' 6" (3.73m x 2.90m) double bedroom, window to side, multiple sockets, radiator.



En-Suite

with enclosed corner shower, w.c. single wash hand basin, slate flooring, radiator.



Bedroom 2

12' 3" x 9' 5" (3.73m x 2.87m) double bedroom, window to side, multiple sockets, radiator.





Bathroom

5' 5" x 7' 1" (1.65m x 2.16m) with a modern white suite with panelled bath with shower over, w.c. single wash hand basin, tiled flooring, radiator.



EXTERNALLY

To the Front

The property is approached via footpath access from the parking area with one designated space for the property and ample visitors' spaces. Footpath leading through to;



To the Rear

Rear courtyard being fully private with no overlooking, bound by a retaining wall and finished in patio slabs enjoying a southerly aspect.





Services

The property benefits from mains water, electricity and drainage.

Tenure - Leasehold.

Council Tax - B (Ceredigion County Council).

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Private.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (74)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

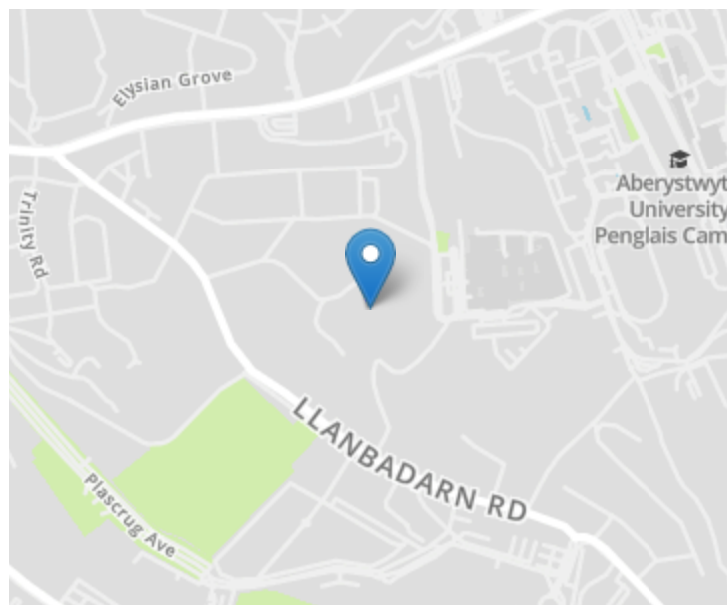
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Llanbadarn Fawr proceed along the A44 signposted Town Centre along Llanbadarn Road passing Anthony Motors and Penweddig school on your left hand side. Having passed the Vicarage playing fields on your left by the old Convent, take the next right hand turning onto St. Davids Road bearing right and into Bryn Ardwyn and the property is located on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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<http://www.morgananddavies.co.uk>



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