

Philip Evans Estates

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www.philip-evans-estates.co.uk

Estate Agents - Asiantwyr Tai
PROPERTY MANAGEMENT
RESIDENTIAL LETTING AGENTS

22 Chalybeate St,
Aberystwyth,
Ceredigion.
SY23 1HX

FOR SALE

**15 Plas Hafod
Parc Y Bryn
North Road
Aberystwyth
SY23 2AL**



A Third Floor Front, Two Bedroom Executive Apartment situated in an elevated position, enjoys stunning southerly views over Aberystwyth town and Cardigan Bay.

The development is close to the amenities of Aberystwyth.

PRICE £229,950

TENURE

LEASEHOLD

SERVICE CHARGE: £55 per month to cover maintaining communal areas and insurance of main building. Etc.

UTILITIES

COUNCIL TAX: BAND E

ELECTRIC: MAINS

GAS: MAINS

WATER: MAINS

SEWAGE: MAINS

PHONE LINE: BT

PRICE £229,950

SELLING AGENTS

PHILIP EVANS ESTATES
20-26 CHALYBEATE STREET
ABERYSTWYTH
CEREDIGION
SY23 1HX

Tel: 01970 625333

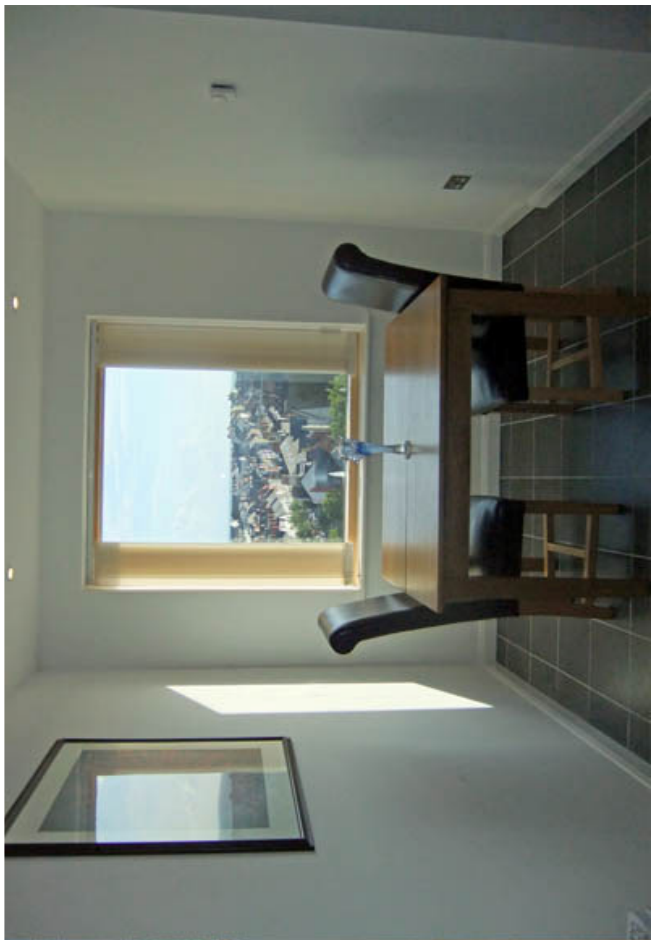
Fax: 01970 617111

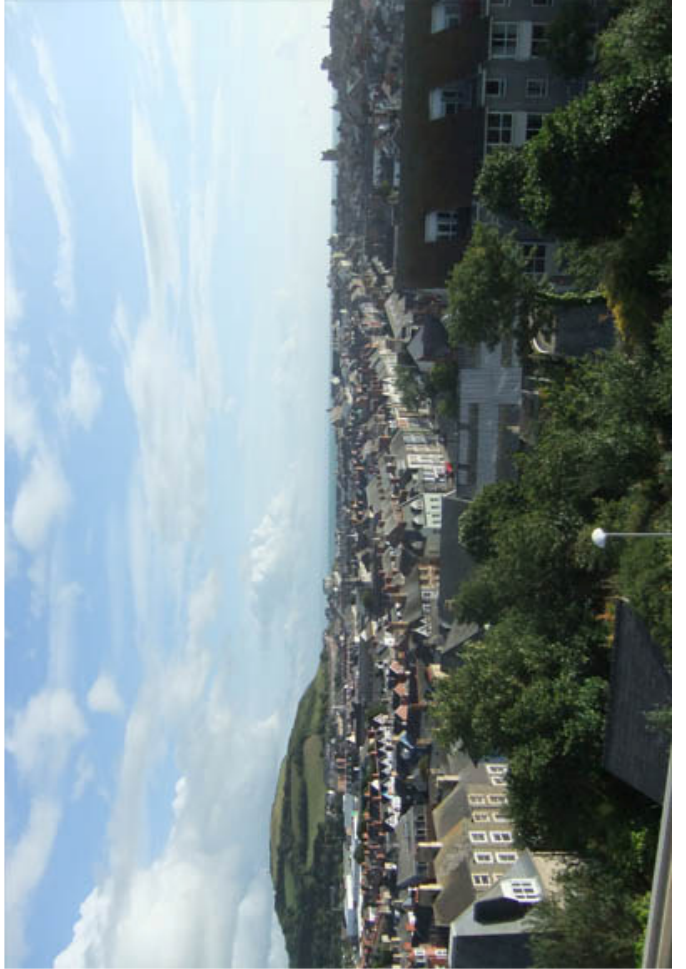
Mob: 07721421211

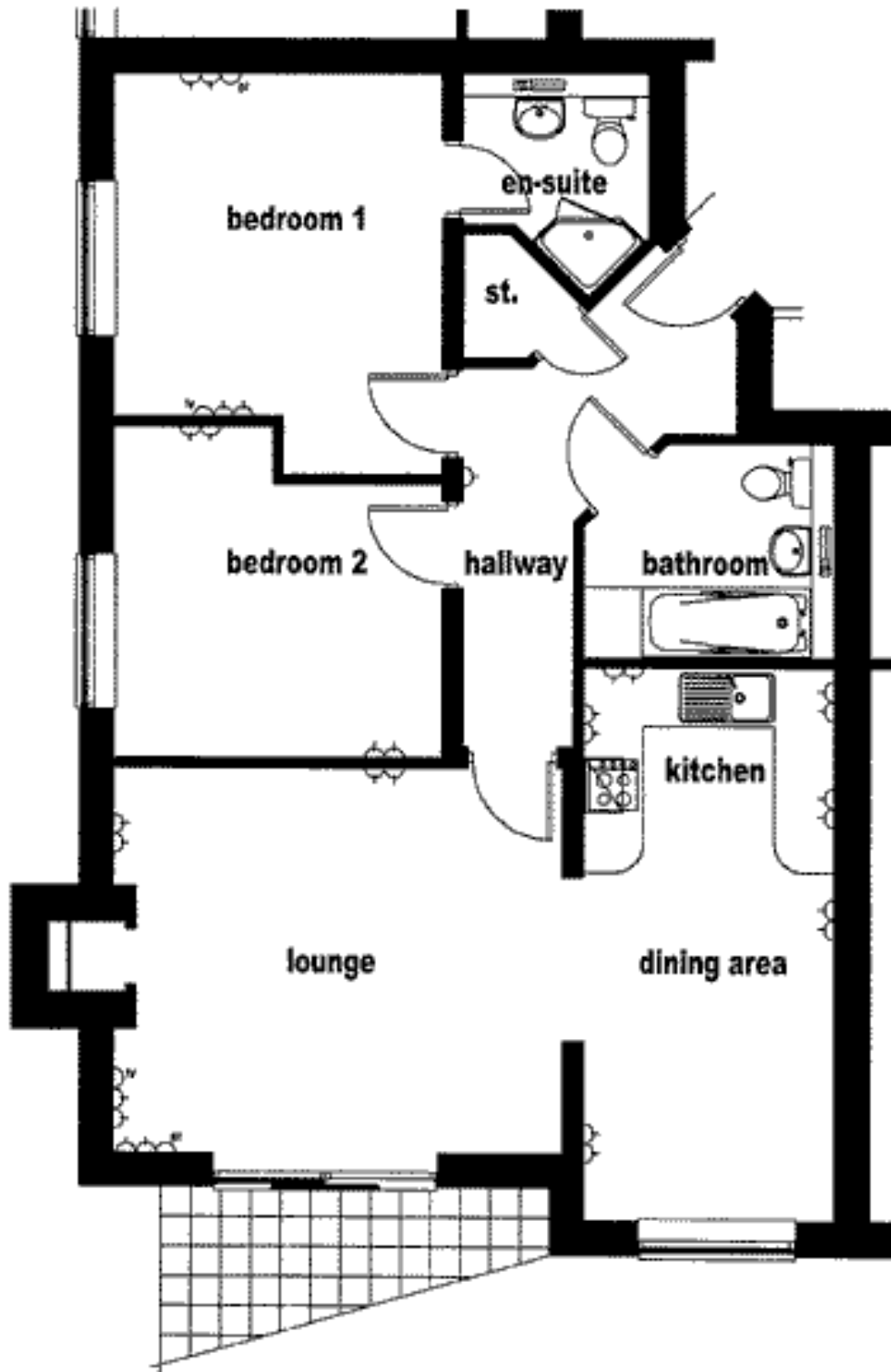
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We are also the Premier Property Management and Letting Agents in Aberystwyth with vast experience since 1980. We offer a personal professional service for investors from our modern offices situated in the centre of Aberystwyth town

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give nor do we or our employees have the authority to make or give any representation or warranty in relation to the property. Please contact the property agent before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. PHILIP EVANS ESTATES HAVE NOT TESTED ANY ELECTRICAL WIRING, PLUMBING, DRAINAGE OR OTHER APPLIANCES. THE MENTION OF ANY APPLIANCES AND OR SERVICES WITHIN THESE SALES PARTICULARS DOES NOT IMPLY THAT THEY ARE IN FULL EFFICIENT WORKING ORDER.





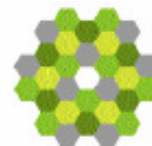


**PLAS HAFOD
FLAT 15 THIRD FLOOR**

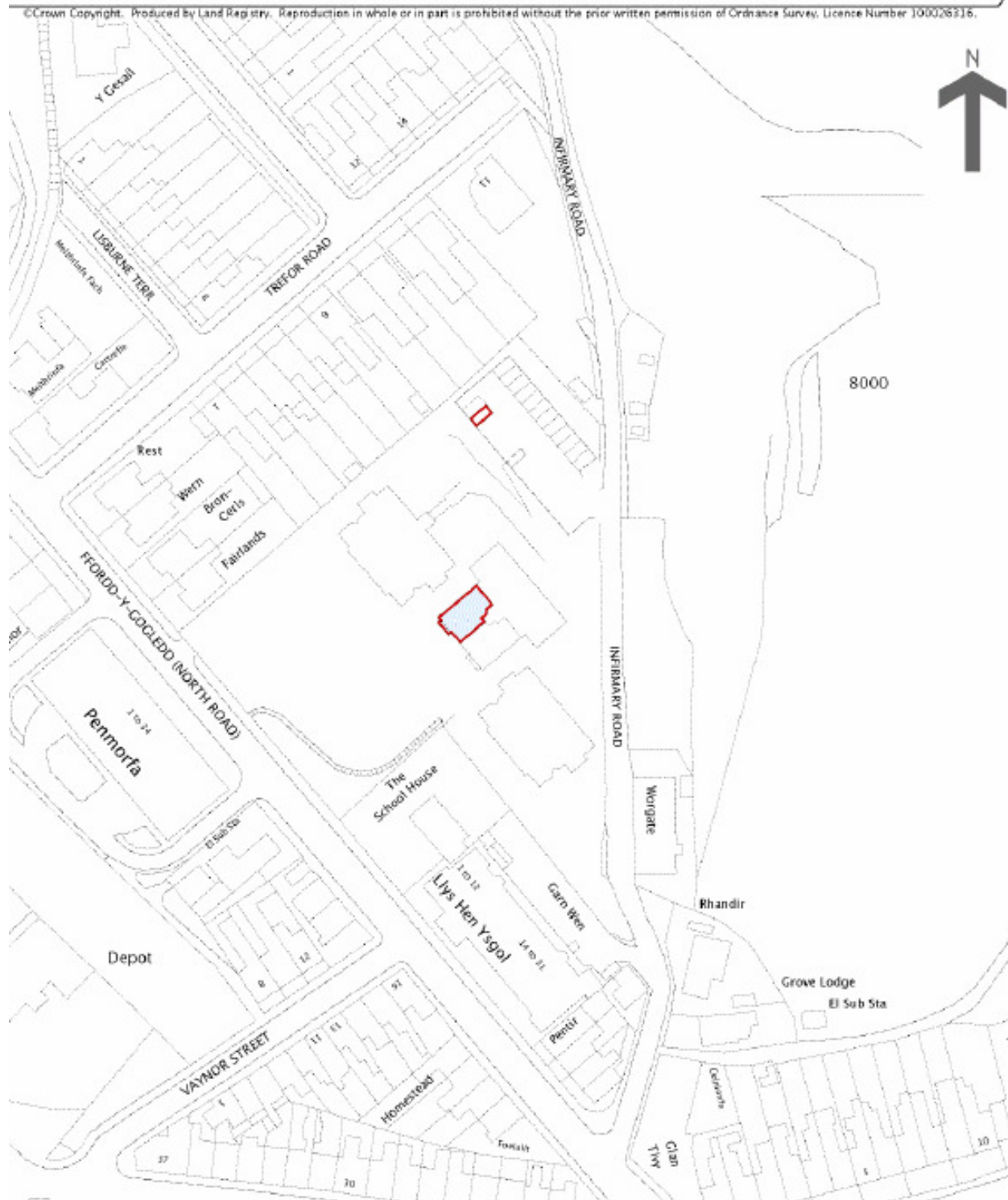
Lounge		Kitchen	
4.5m x 3.9m	14' 7 x 12' 7	2.5m x 2.1m	8' 2 x 6' 8
Bedroom 01		Bedroom 02	
4.1m x 3.2m	13' 4 x 10' 4	3.4m x 3.2m	11' 1 x 10' 4

Land Registry Current title plan

Title number **CYM325960**
Ordnance Survey map reference **SN5881NE**
Scale **1:1250**
Administrative area **CEREDIGION / SIR
CEREDIGION**



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This copy of the title plan is incomplete without the preceding notes page.

Fae'r copi hwn o'r cynllun teitl yn anhysbwrth heb y dudalen flaenorol o nodiadau.