



**Flat 13, Plas Dyffryn Parc Y Bryn,
Aberystwyth Ceredigion SY23 2DL**

Guide price £340,000



For Sale By Private Treaty

Enjoying an elevated location with far reaching views over the town and beyond, a commodious 3 bedroomed third floor penthouse maisonette with parking

13 Plas Dyffryn
Parc Y Bryn
Aberystwyth
Ceredigion
SY23 2DL

Plas Dyffryn is a purpose built complex superbly located on the edge of town. 13 Plas Dyffryn is well worthy of inspection providing for spacious mainly open plan accommodation with 3 double bedrooms, ensuite facilities and bathroom. There is a small balcony to the fore with unrivalled views over the town.

There is ample parking at Plas Dyffryn, the common parts are well looked after and there is a lift to the third floor.

Aberystwyth is a popular University town and tourist attraction. Major employers include the University, National Library of Wales and Bronglais Hospital.

TENURE

Leasehold with 999 year lease granted in 2010.

SERVICE CHARGE

£145 PCM

COUNCIL TAX

SERVICES

All main services are connected.

VIEWING

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

13 Plas Dyffryn provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with stairs to first floor accommodation, storage cupboard, services cupboard and doors to

OPEN PLAN ACCOMMODATION

LIVING AREA

20'2 x 12'4 (6.15m x 3.76m)



with patio door to Balcony with superb views over Aberystwyth and Cardigan Bay. Feature electric fireplace, ceiling lights, central heating thermo control and dimmer light switch.





KITCHEN/ DINING AREA
20'4 x 10'2 (6.20m x 3.10m)



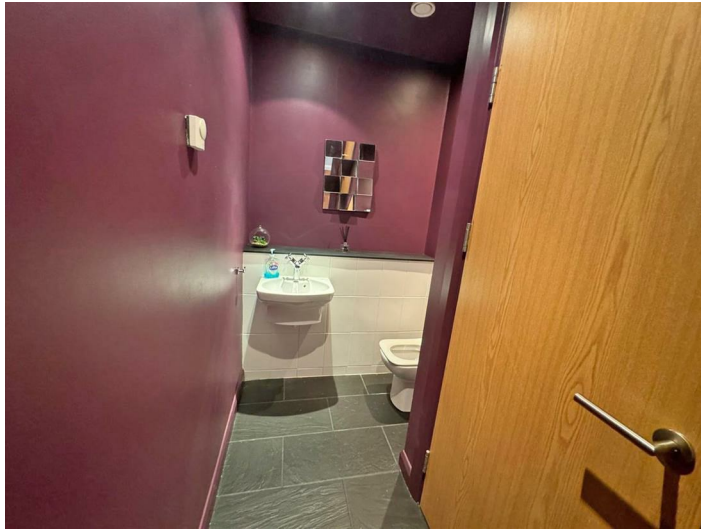
2 Areas divided by a large island marble work surface with a comprehensive storage units below fitted with a 5 ring gas hob with stainless steel extractor hood over. 1 ½ bowl sink unit with mixer tap, further range of base and carousel units incorporating a large fridge freezer with drinks dispenser, 2 Neff electric ovens and Neff coffee machine. Ceiling lights and 2 windows to rear.

BEDROOM 1
10'2 x 11' (3.10m x 3.35m)



with shelving and window to rear.

SEPARATE WC



with wash hand basin and useful cupboard with automatic washing machine.

FIRST FLOOR ACCOMMODATION

LANDING

with recess cupboard housing the hot water system. Doors to

MASTER BEDROOM

19'5 x 15'2 max (5.92m x 4.62m max)



with a good range of fitted bedroom furniture. Feature fireplace, velux window together with velux/ window to fore with fine views over the town and Cardigan Bay. Ceiling lights.

SPACIOUS EN-SUITE BATHROOM

7'4 x 13'2 (2.24m x 4.01m)



comprising bath, separate 'wet room' shower, 2 wash hand basins and wc. Obscured window to rear and velux window. Tiled floor and part tiled splashbacks. Shower point and towel rail.

DOUBLE BEDROOM 3

11'5 x 13'2 (3.48m x 4.01m)



with fitted bedroom furniture extending along one wall. Window to rear.

BATHROOM

5'5 x 7' (1.65m x 2.13m)

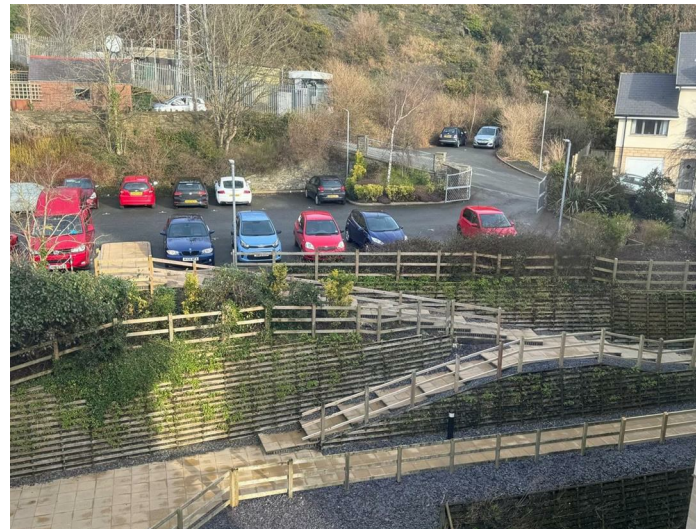


comprising bath, pedestal wash hand basin and wc. Fully tiled, ceiling lights and shaver point.

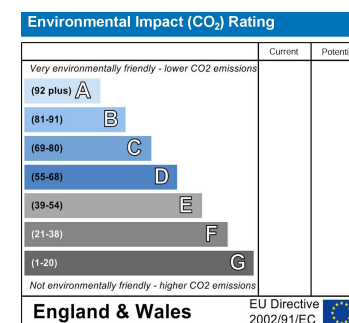
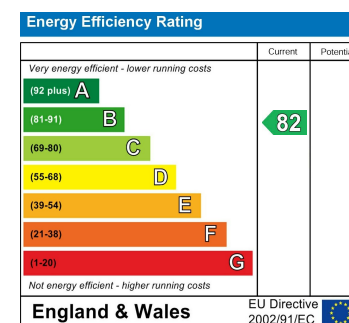
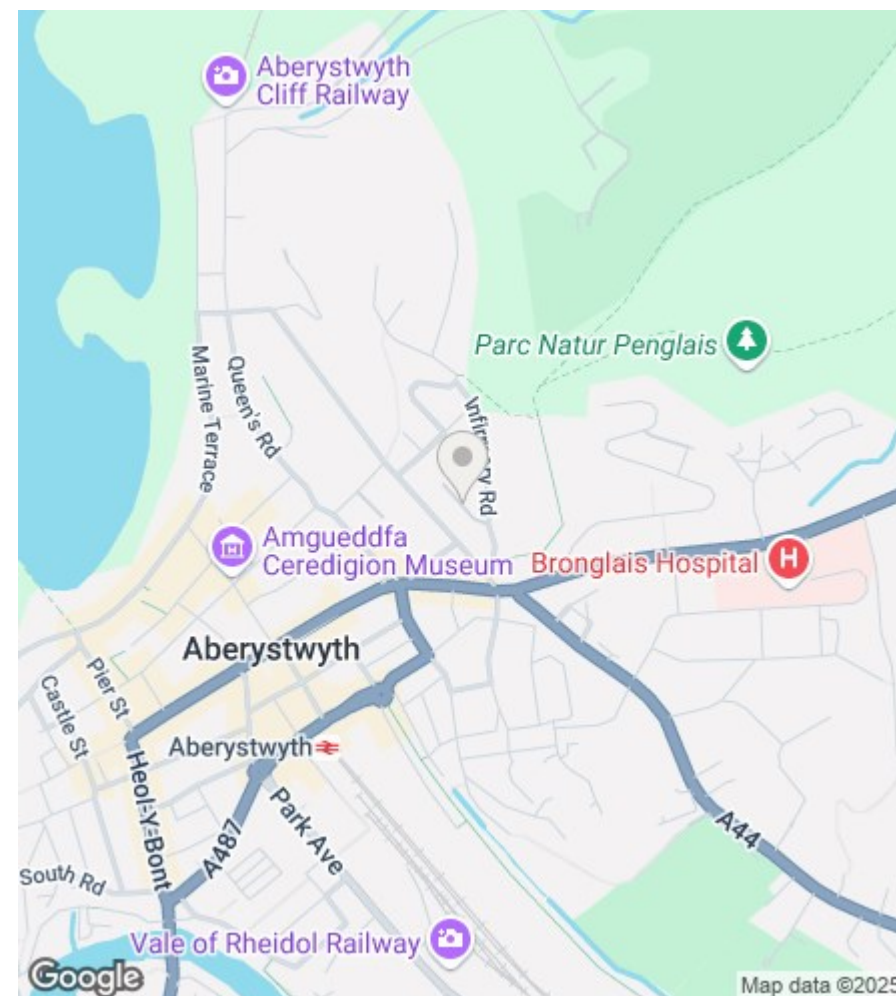
DIRECTIONS

(WHAT3WORDS – masts.wipe.contracts)
From the office proceed down North parade to the bottom of Penglais Hill. Turn left onto North road and immediately right on to Infirmary road. Take the first turning left to Parc Y Bryn and Plas Dyffryn are the furthestmost flats.

EXTERNALLY



Communal gardens together with parking to both fore and rear.



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
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 Email/E-Bost: sales@aledellis.com