



Flat 23 Llys Yr Hen Ysgol,  
Aberystwyth Ceredigion SY23 2ER  
Guide price £115,000



## For Sale by Private Treaty

A well-presented second floor 2 Bedroomed flat with pleasant outlook over the town.

23 LLYS YR HEN YSGOL  
NORTH ROAD  
ABERYSTWYTH  
CEREDIGION  
SY23 2ER

This purpose-built block of flats is located near the town centre. Llys yr Hen Ysgol has the benefit of a communal security controlled front entrance door, lift, parking to the rear together with guest bedroom, launderette and communal areas. Occupancy is for persons age 60 or over.

Aberystwyth is the largest town in Ceredigion and has a good range of both local and national retailers. The town is also well blessed with social, leisure and educational facilities.

## COUNCIL TAX

Band C

## TENURE

Leasehold. 999-year lease. 36 years expired.

## SERVICE CHARGE

£2410.48 per annum (£200.87 PCM) inclusive of water rates, building insurance, maintenance of building and common parts. Warden facilities and window cleaning.

## VIEWING

No.23 provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

## SECOND FLOOR ACCOMMODATION

### ENTRANCE DOOR TO

### RECEPTION HALLWAY

with wardrobe and storage cupboards. Intercom entry system and safety alarm.

### KITCHEN

5'5 x 11'4 (1.65m x 3.45m)



comprising single drainer sink unit with mixer tap. Base and eyelevel units with Bosch induction hob and microwave. Wall mounted gas fire central heating boiler, radiator and tiled floor. Window to fore with views over the town.

## LIVING ROOM

14'7 x 11'7 (4.45m x 3.53m)



Front window with views over the town, side window and radiator.

## BEDROOM 1

9'7 x 14'4 (2.92m x 4.37m)



with window to fore and views over the town.  
Radiator.

## BEDROOM 2

8'9 x 6'9 (2.67m x 2.06m)



with window to side and radiator.

## SHOWEROOM

5'9 x 5'6 (1.75m x 1.68m)



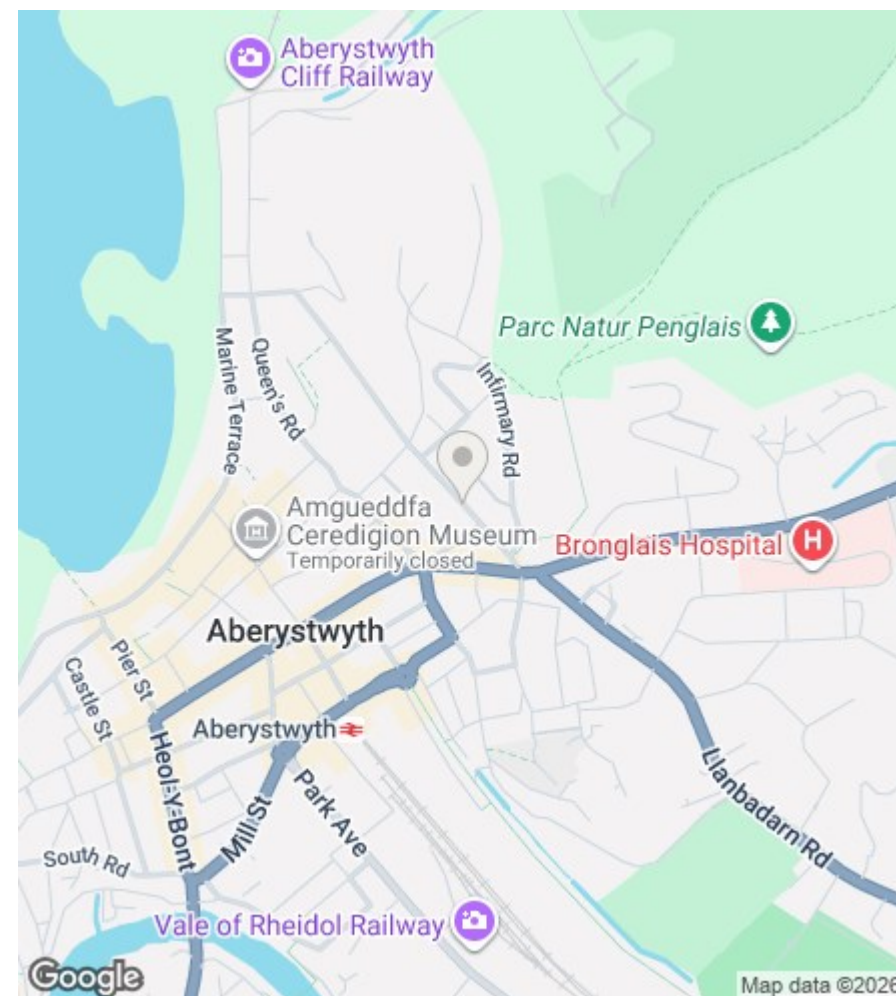
comprising easy access shower, WC and wash  
hand basin. Medicine cabinet, extractor fan,  
splashback, towel rail and radiator.

(What3Words///werbs.recover.lushly)

On foot from the office bare left and then  
immediately right and proceed to the bottom of  
North Parade. Proceed up Vaenor Street (to side  
of SPAR) and Llys Yr Hen Ysgol is directly in front  
of you.



## DIRECTIONS



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

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