



Clos Llety Gwyn

£130,000



1



2



2

Presenting 3 Ty Padarn, a luxury ground floor apartment developed by Westrop Homes. Situated in Llanbadarn Fawr just minutes away from Aberystwyth town. Modern new build with two double bedrooms, open plan kitchen and living area, and designated parking space this property would be perfect for first time buyers. This property is also available to those who have applied to the Help to Buy Scheme.

- MODERN NEW BUILD
- LUXURY APARTMENT
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS (1 ENSUITE)
- OPEN PLAN LIVING
- JULIETTE BALCONY
- DESIGNATED PARKING SPACE

Cambrian Chambers
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Call 01970 636000 to arrange a viewing

The property is entered via secure communal hallway, with access to a lift, and benefit from full double glazing, with mains gas. Property comprises hallway with storage space and video entry system, bedroom, bathroom, and open plan fitted kitchen and living space. Double glazed with Juliette balcony. EER 80.

HELP TO BUY APPLICANTS:

Using as little as a 5% deposit, you can choose to take advantage of a 20% shared equity loan from the Welsh Government, which would reduce your mortgage amount by £31,400.

PROPERTY COMPRISES

Property is entered via communal hallway, with timber door leading to:

ENTRANCE HALL

Range of power points. Double paneled radiator. Communicating doors off:

KITCHEN

13' 1" x 5' 6" (4.01m x 1.70m) Open plan living, the kitchen provides a range of base and eye level units with roll top work surfaces over. With a modern finish continuing throughout the apartment. Double glazed uPVC window to side. Worcester combi boiler. Four burner gas hob finished in brushed chrome with complimentary electric grill and oven below. Stainless steel splash back with chimney style extractor hood over. Single bowl, single drainer stainless steel sink with mixer tap over. Space suitable for free standing fridge freezer. Space and plumbing suitable for free standing washing machine. Tiling to floor.

LOUNGE/DINER

11' 6" x 14' 4" (3.51m x 4.39m) Double glazed uPVC window to rear elevation. Double glazed uPVC french doors with Juliette balcony. Range of power points. Telephone point. Television point. Double paneled radiator.

MASTER BEDROOM

10' 9" x 9' 1" (3.28m x 2.77m) Light and airy with double glazed windows to rear. This spacious double bedroom has a range of power points, a television and telephone point. Communicating door to the en-suite bathroom.

ENSUITE

4' 0" x 9' 8" (1.22m x 2.97m) Manrose extractor fan. Low flush WC, pedestal wash hand basin and double shower unit with power shower attachment. Ceramic tiling to water sensitive areas. Heated towel rail. Tiling to floor.

BEDROOM TWO

8' 11" x 9' 8" (2.72m x 2.97m) Range of power points. Double glazed uPVC window to rear elevation. Television point. Double paneled radiator

BATHROOM

7' 1" x 5' 6" (2.18m x 1.70m) Manrose extractor fan. Low flush WC, pedestal wash hand basin and uPVC paneled bath with power shower attachment over. Ceramic tiling to water sensitive areas. Heated towel rail. Tiling to floor.





SERVICE CHARGE AND TENURE

£55 per month; to include cleaning, lighting and maintenance of communal areas, buildings insurance and lift maintenance.

Leasehold: 999 years.

The photographs in this brochure are from the show apartment 11 Ty Padarn which is exactly the same layout.

The current apartment is unfurnished.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2018 -

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION

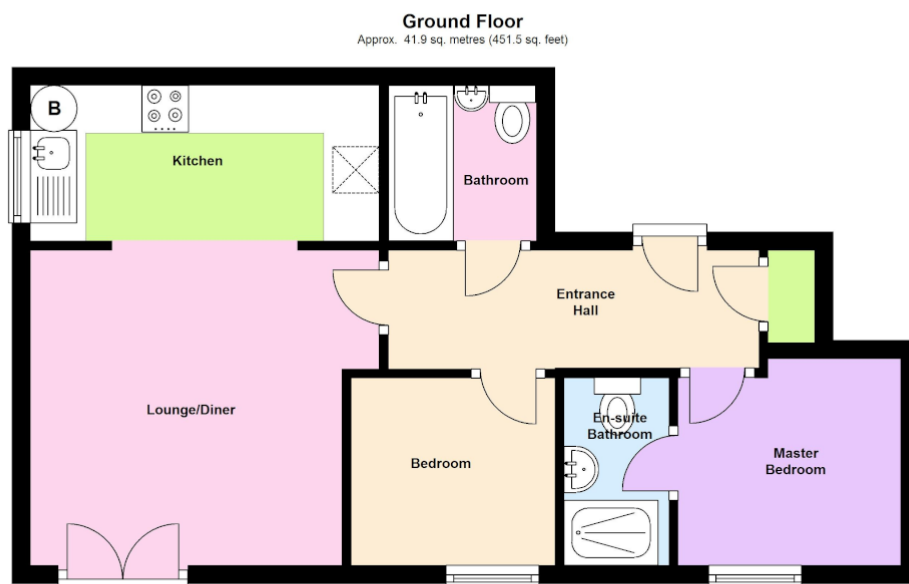
The agent advises any potential purchaser to contact this office for further information regarding this property prior to arranging a viewing.

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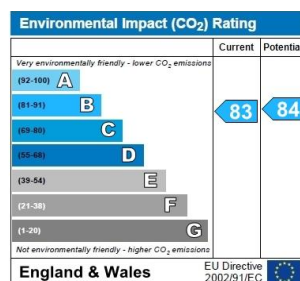
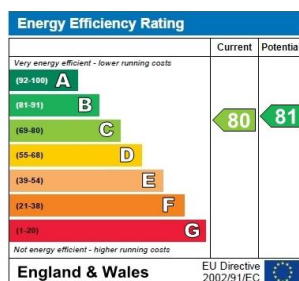
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Total area: approx. 41.9 sq. metres (451.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.



Local Authority

Ceredigion County Council

Council Tax Band

C

Energy Efficiency Rating

80

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

Alexanders Residential Sales

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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

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