



**35 Llys Ardwyn Bryn Ardwyn,  
Aberystwyth SY23 1EE**  
**Guide price £175,000**



Set over two floors, a well presented 2 bedroomed second floor apartment convenient to major employers and local amenities within walking distance to the town centre.

Llys Ardwyn is a well situated apartment complex consisting of a combination of apartments and detached houses developed in the former secondary and grammar school and its grounds. The property is a good investment opportunity and has been tenanted over recent years.

Service charge per month:- £150

The flat is ideally situated convenient to Bronglais hospital, national Library of Wales and the University. The sea side town Aberystwyth has a good range of both local and national retailers in addition to having a good range of both social, leisure and educational facilities to cater for the large local and student populations.

### TENURE

Leasehold

Lease of 999 years started on the 13th of July 2010.

### SERVICES

All main services are connected.

### COUNCIL TAX

Band C.

### VIEWING

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

35 Llys Ardwyn provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

### FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY

With doors to

### BEDROOM 1

7'10" x 16'8" (2.4 x 5.1)



With window to rear, large built in wardrobe/storage space and radiator.

### BEDROOM 1 - EN SUITE

7'2" x 4'7" (2.2 x 1.4)



Comprising of Shower, WC, wash hand basin and window to rear.

## BEDROOM 2

10'2" x 7'10" (3.1 x 2.4)



With window to rear, built in wardrobe/storage space and radiator.

## BEDROOM 2 - EN SUITE

4'7" x 5'6" (1.4 x 1.7)



Comprising of shower, WC and wash hand basin.

## WC

4'11" x 2'7" (1.5 x 0.8)



With WC and wash hand basin.

## STAIRS LEADING TO FIRST FLOOR

## OPEN PLAN KITCHEN/ LIVING AREA

17'4" x 12'1" (5.3 x 3.7)



Comprising of modern kitchen units with Velux windows to fore and rear. Part carpet and part laminated wooden floor and radiators.



## DESIGNATED PARKING AREA

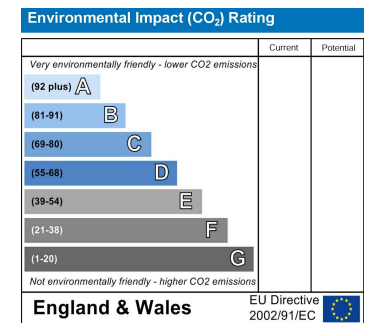
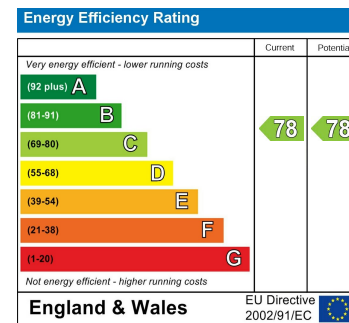
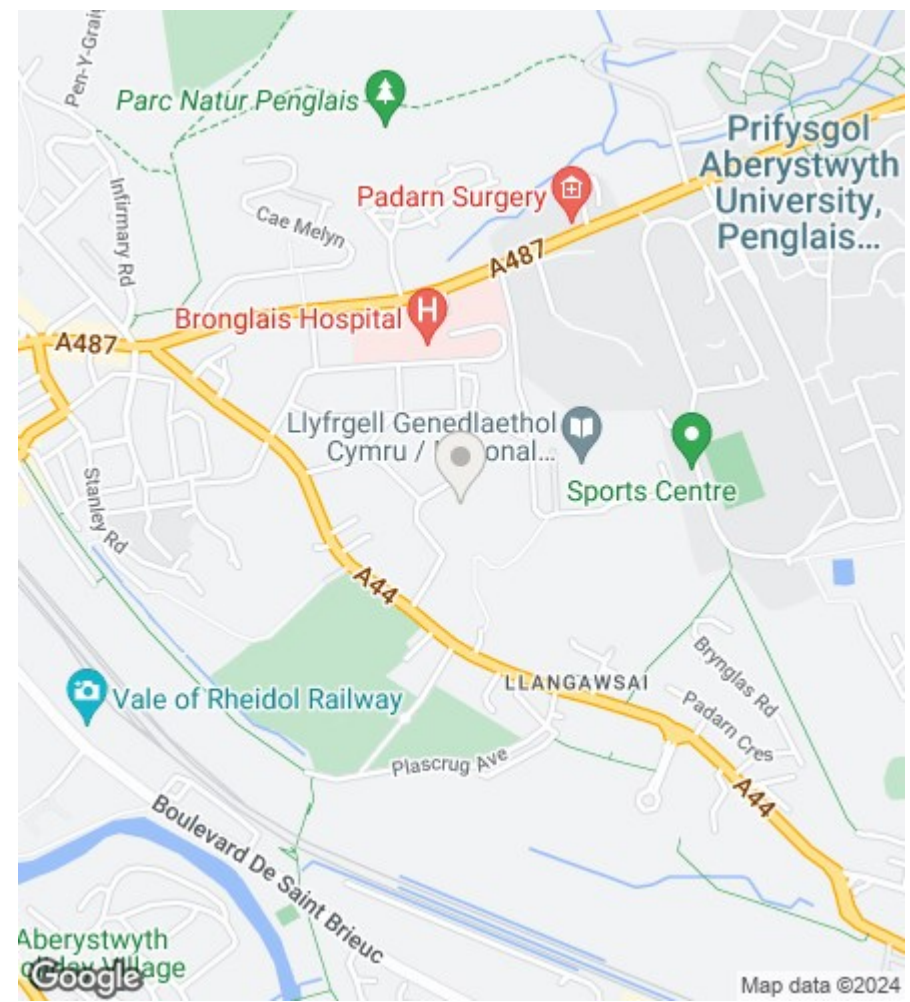


## COMMUNAL GARDENS



## DIRECTIONS

From the office proceed north down North Parade towards the university, turn right onto Llanbadarn road at the bottom of Penglais Hill. Take the 2nd major turning left onto St Davids road and follow the road (to the right) proceeding through the pillar gate way onto the Ardwyn site. The flat will be on the left hand side of the complex and on the First Floor.



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