



## **11 Plas Glanrafon, Tyn-Y-Gongl, LL74 8TP**

### **Offers In The Region Of £189,950**

A modern one bedroom apartment on the upper ground floor of this purpose built retirement development, built by McCarthy Stone in 2017 to high and exacting standards. Designed to meet all the requirements of a retired buyer Plas Glanrafon is specifically designed for buyers both able and disabled, with a lift system, communal areas and is also close to most local amenities such as shops and medical centre. Well worth internal inspection and no onward chain.

## **Communal Entrance**

To both front and rear with stairs and lift to the upper floors.

## **Private Entrance Hall**

With underfloor heating thermostat, answer phone system.

## **Living Room 23'5" x 11'4" (both max) (7.15 x 3.46 (both max))**

With double opening rear aspect doors overlooking the gardens and with Juliette balcony. Two ceiling lights, ample power points, t.v and telephone connection.

## **Kitchen 7'10" x 6'6" (2.41 x 2.00)**

Being fully fitted with base and wall units in a cream laminate finish with contrasting worktop surfaces and upstands. Integrated fittings by 'Bosch' include a ceramic hob with splashback and extractor over. Fitted oven, fridge/freezer and dishwasher. Tiled floor, stainless steel sink unit under a rear aspect window.

## **Bedroom 18'0" x 9'8" (both max) (5.49 x 2.97 (both max))**

With rear aspect window, t.v and telephone connection. Walk-in wardrobe with fitted hanging rails, shelves and light.

## **Shower Room 7'1" x 6'8" (2.18 x 2.05)**

Having a wide and level walk-in shower enclosure with glazed screen and thermostatic shower control. Vanity unit with cupboards and integrated wash basin with large mirror/light over. w.c wall cabinet. Tiled floor, towel radiator.

## **Utility Room 6'6" x 5'2" (2.00 x 1.60)**

With both the hot water heater tank and underfloor heating control. Space for a washing machine, wall shelving.

## **Outside**

Communal gardens to the side and rear. Allocated parking for one vehicle and visitors parking area.

## **Services**

Mains electric, drainage and water.

Electric underfloor heating.

## **Tenure**

The apartment is held on a 999 year lease from the 1st June 2017.

Service charge £263.56 per month.

Ground rent £425.00 per annum.

Included in the charge:

Use of communal Lounge

24 hour emergency call out system.

Water, electricity and maintenance of communal area and garden.

Buildings Insurance.

It is a condition that residents meet the minimum age requirement of 55 years or over.

## **Agents notes**

The development offers a house manager for 5 days a week, communal lounge with kitchen facilities, 'Buggy' room for storing mobility scooters, waste room for refuse and guest suite for visitors at a fair rate.

Occupation is restricted to buyers aged 55 years or over.

## **Council Tax Band**

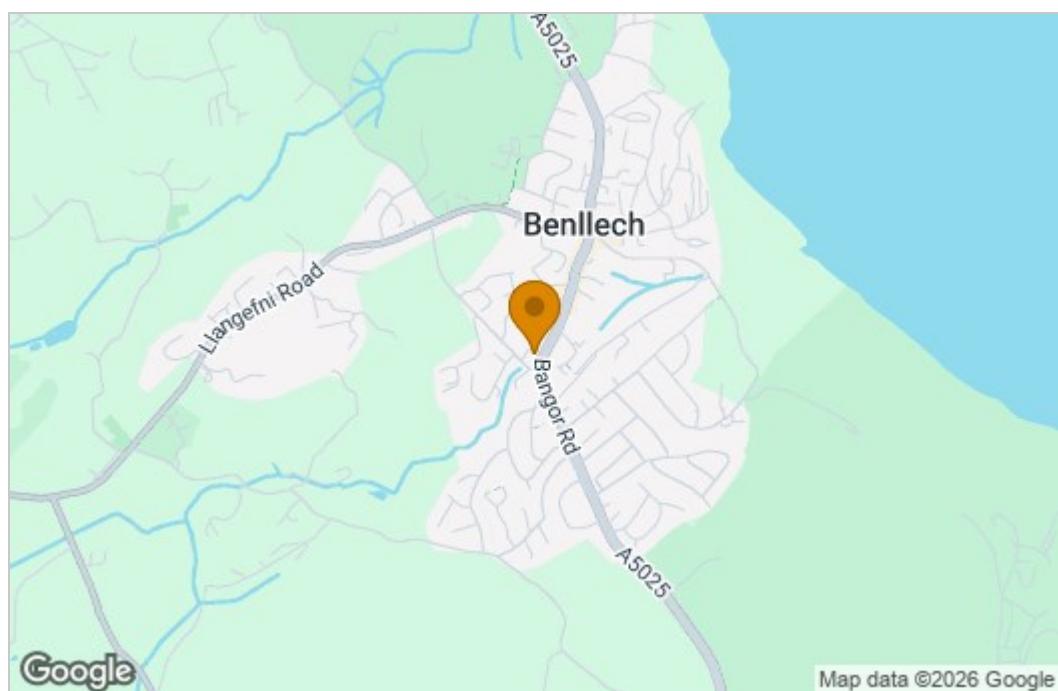
Band D

## **Energy Performance Certificate**

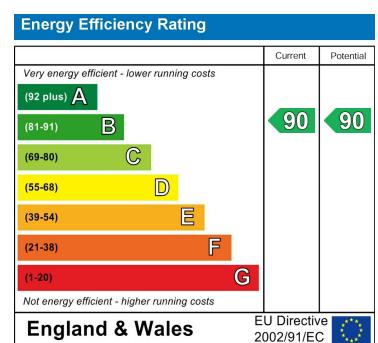
Band B 90/90

## Floor Plan

## Area Map



## Energy Efficiency Graph



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