16 Heol Rhydygarreg, Borth
Aberystwyth Ceredigion SY24 5NZ
Guide price £135,000
Situated at Upper Borth on the outskirts of the village, a well presented first floor 2 bedroom flat with side garden and vehicular hardstanding.

Rhydygarreg is a crescent of local authority and ex local authority housing, well situated on the slightly elevated location on the southern edge of the village. Borth and the near-by village of Ynyslas are popular coastal attractions with amenities available to include the Borth & Ynyslas Golf course, shops, post office, primary school and general stores. The university and market town of Aberystwyth is some 7 miles to the south. In addition to the bus network there is a railway terminus at the village for ease of access.

There are some sea views from some rooms and No 16 is one of the few properties on the crescent with off street parking for several vehicles.

TENURE: Leasehold (125 year lease granted in April 1989 with unexpired term of 102 years)

GROUND RENT: £10 per annum

SERVICE CHARGE: Variable service charge currently estimated at £19.48.

SERVICES: All mains services are connected.

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

16 Heol Rhydygarreg provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

**STEPS TO SIDE LEADING TO**

**SIDE PORCH**
with door leading to

**RECEPTION HALLWAY**
with access to roof space, broom cupboard and doors to

**LIVING/ DINING ROOM**
17’5” x 14’2”
with open tiled fireplace and windows to side

**KITCHEN**
9’4” x 9’4”
comprising 1½ bowl sink unit with mixer tap, base and eye level units with worktops over, cooker point and tiled splash backs. Integrated 4 ring hob and electric cooker, laminated floor, plumbing for automatic washing machine and window to fore and side with views over the village and beyond.

**BEDROOM 1**
13’ x 10’4”
window to side with views over the village and Cardigan Bay. Airing cupboard.

**BEDROOM 2**
9’1” x 13’
with window to side and recess storage cupboard.

**BATHROOM**
6’7” x 6’5”
comprising low level flush wc, wash hand basin, panelled bath with Heatstore shower and screen. Tiled splash backs, pulled light switch.

**EXTERNALLY**
Side access to vehicular hard standing and enclosed garden with pedestrian right of way in favour of the adjoining property. Fuel Store and garden shed.
From Aberystwyth take the A487 coastal trunk road north to Bow Street, on the northern edge of the village turn left to Borth (signposted), and proceed through Llandre to Borth. On entering the village take the first turning left (at the mini roundabout) proceed up the hill and Rhydygarreg can be seen on the left hand side.

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