



**Flat 5 Ty Ceredig Clos Gwilym, Llanbadarn Fawr**  
**Aberystwyth SY23 3GN**  
**Guide price £185,000**



An excellent opportunity to acquire a beautifully presented first floor, 1 bedroomed flat in a sought after outskirts of town location with Juliette balcony and designated private parking.

Ty Ceredig is situated on a quiet cul-de-sac in a popular residential area within a short distance of Aberystwyth town centre and convenient to all major employers. The town having a good range of both local and National retailers. The property is also within walking distance of supermarkets such as Morrisons, Tesco and M&S.

Flat 5 is the perfect investment purchase, first time buy or down size move for anyone looking for a "turn key" property. Early viewings are highly recommended!

### Tenure

Leasehold.

### Services

Mains electric, water and drainage. Mains gas fired Hive central heating with combi boiler.

### Accessibility

Communal Lift Access.

### Service Charge

£75 Per Calendar Month.

### Council Tax

Band B.

### Furnishings

Available to be purchased fully furnished under separate negotiation.

### Viewing

Strictly by appointment only with the sole selling

agents; Aled Ellis & co, 16 Terrace rd, Aberystwyth. 01970626160 or sales@aledellis.com

Flat 5 Ty Ceredig provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

### Main Front Entrance Door

Into

### Communal Reception Hallway

With access to meter cupboard, private letter boxes and stairs/lift to

### First Floor

### Entrance Door to Flat 5

Into

### Reception Hallway



With radiator, intercom system and access to large storage cupboard. Doors to

### Open Plan Living/Kitchen/Dining



### Living Area



A contemporary and light space with radiator, window to fore & side and double doors with Juliette balcony to fore.

Opening to



**Kitchen Area**



**Bedroom**



A modern white shaker style unit fitted kitchen comprising of base and eye level units, appliance spaces, fitted electric oven and gas hob over. Extractor fan hood, sink with mixer tap, tiled flooring, spotlights, window to side and wall mounted gas central heating combi boiler.

**From Reception Hallway**

A spacious bedroom with radiator, spotlights and window to side.



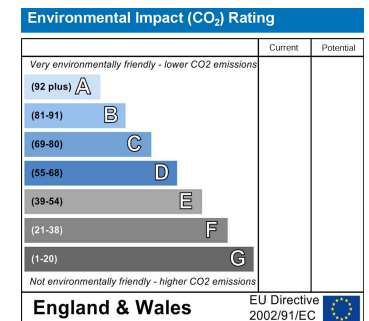
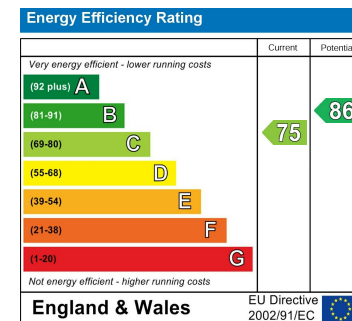
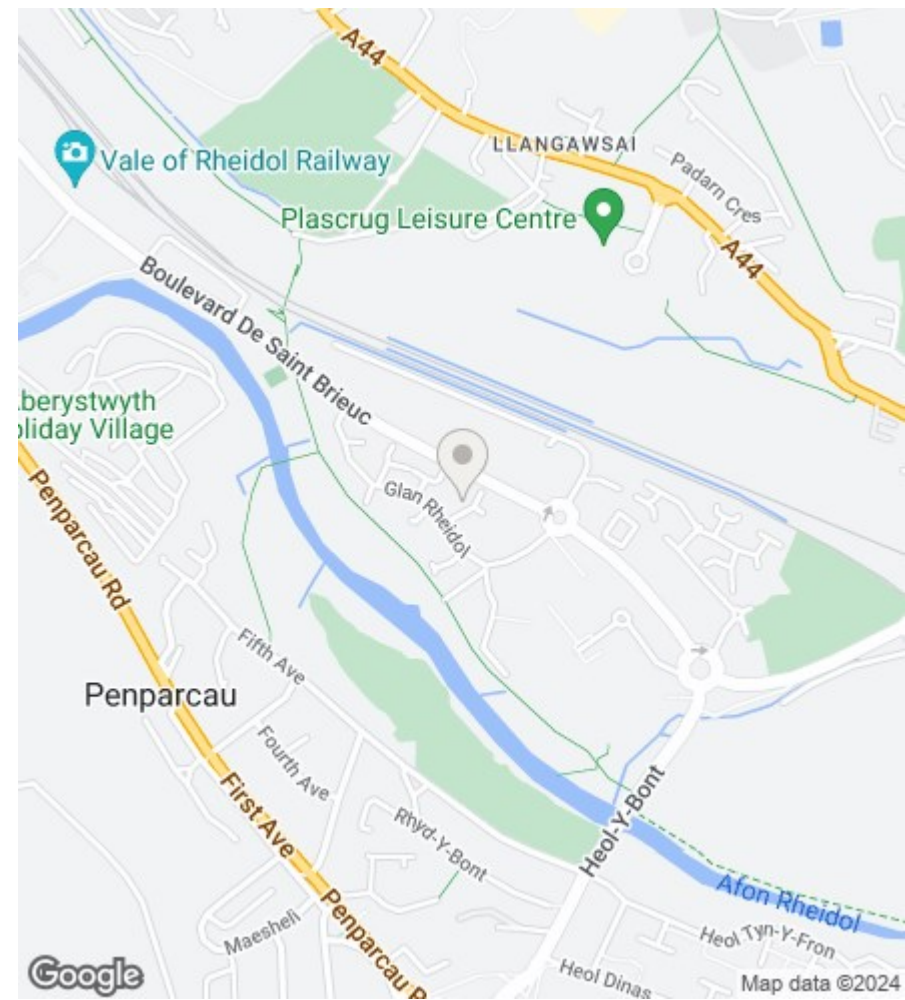
## Showeroom



Comprising a step in shower cubicle with mains shower over, wc, pedestal wash hand basin, extractor fan and heated towel rail. Tiled walls and flooring.

## Externally

There is a designated private parking space with the flat.



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