



**34 Gerddi Rheidol, Trefechan**  
**Aberystwyth Ceredigion SY23 1DB**  
**Guide price £125,000**



## A 4th floor one bedroomed penthouse

retirement flat in sought after edge of town location.

Number 34 is only one of two penthouse flats situated on the 4th floor in this purpose built block of retirement flats, situated within ½ a mile of the town centre at Trefechan. Aberystwyth is blessed with a large selection of national retailers and local traders and has a good range of both social, leisure and educational facilities.

### TENURE:

999 year lease granted. Ground rent £10. Variable service charge currently around £131 p.c.m. The purchaser(s) must be over 60 years of age.

### VIEWING:

Strictly by appointment only through the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

Number 34 Gerddi Rheidol provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera. All the flats have an emergency pull cord assistance. A warden/manager resides within the block who is in attendance during certain hours. Gerddi Rheidol has a communal lounge, guest visiting suite and a laundry. Externally there are adequate parking facilities.

## FRONT ENTRANCE DOOR TO

## RECEPTION HALLWAY

Dimplex night storage heater, large airing cupboard.

## BOX ROOM

11'3 x 4'4 (3.43m x 1.32m )

Access to under eaves.

## LIVING ROOM

15'2 x 16'6 (maximum dimensions) (4.62m x 5.03m (maximum dimensions))



Part sloping headroom. Window to fore with views over town. Night storage heater. Telephone point.



## KITCHEN/DINING ROOM

16'3 x 11'7 (4.95m x 3.53m )



1½ bowl sink unit with mixer tap. Range of base units with appliance spaces. Worktops with further storage units, plumbing for dishwasher., Tiled splash backs. Large velux window.

## DOUBLE BEDROOM

14'6 x 17'1 (maximum dimensions) (4.42m x 5.21m (maximum dimensions))



Part sloping head room. Two velux windows to fore with fine views. Night storage heater.

## BATHROOM

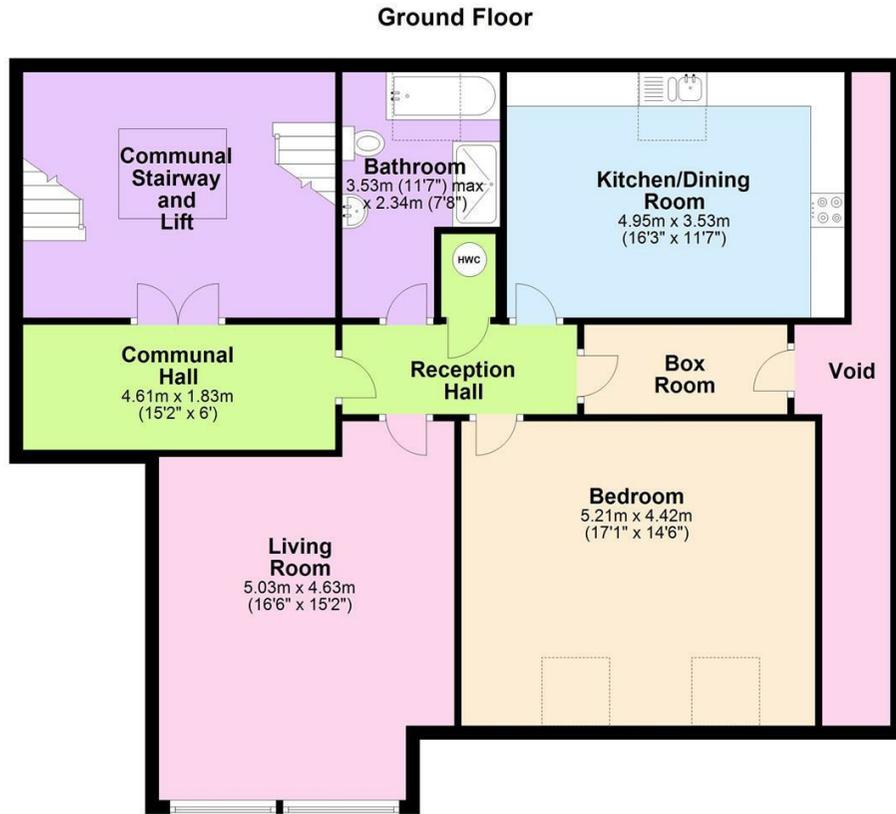
11'7 x 7'8 (3.53m x 2.34m )



Panelled bath, large shower cubicle, pedestal wash hand basin, and wc. Velux window and fully tiled walls.

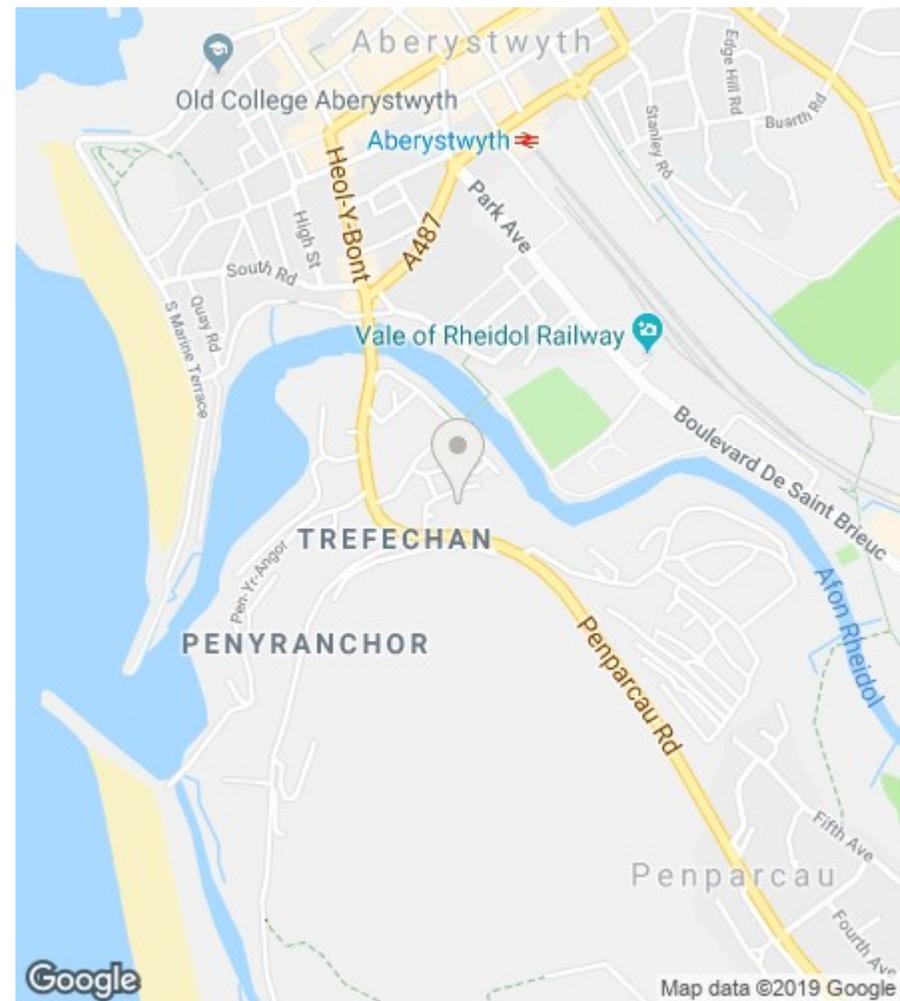
## DIRECTIONS

Proceed south out of town over Trefechan bridge passing the fire station on your right . Turn left after the bend to Gerddi Rheidol.



The Floor plans are for guidance only.  
Plan produced using PlanUp.

**34 Gerddi Rheidol, Aberystwyth**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	61	65

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