**7 Penmorfa North Road,**
**Aberystwyth Ceredigion SY23 2EP**
**Price guide £149,950**

ALED ELLIS

A ground floor 2 bedroomed flat in a convenient location at Aberystwyth.

An opportunity has arisen to purchase a spacious two bedroomed ground floor flat located within a purposes built block positioned within a short distance of the town centre and promenade and convenient to all major employers to include Aberystwyth University, Bronglais hospital and the National Library of Wales. The town is a popular coastal resort with a good range of leisure and cultural activities.

Parking may be available by separate agreement and in addition the flat has benefit of a private store room and shared laundry facilities.

## SERVICE CHARGE
Variable.

## TENURE:
Leasehold 125 years lease granted in 1985.

## GROUND RENT
£10 p.a.

## SERVICES
All main services are connected. Gas fired central heating.

## COUNCIL TAX

## VIEWING
Strictly by appointment with the sole selling agents:- Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP or sales@aledellis.com

The flat provides for the following accommodation. All rooms dimensions are approximate. All images have been taken by a wide angle lens digital camera.

Main coded entrance to communal area leading to this

## GROUND FLOOR FLAT

## FRONT ENTRANCE DOOR TO

## RECEPTION HALLWAY
2 useful storage cupboards, intercom and doors to

## SHOWER ROOM
5'6 x 5'3 (1.68m x 1.60m )
Pedestal wash hand basin, shower cubicle, radiator, towel rail and mirrored medicine cabinet.

## SEPARATE WC

## KITCHEN/DINING ROOM
18'1 x 9'1 max (5.51m x 2.77m max )

Single drainer stainless steel unit with mixer tap. base units with appliance spaces and worktop over. Eye level units. Creda electric cooker. Wall mounted Worcester gas fired central heating boiler. Window to side. Plumbing for automatic washing machine.

## LOUNGE
11'7 x 16'7 max (3.53m x 5.05m max )

Bay window and window to side, radiator and telephone point.

## BEDROOM 1
11'8 x 9'1 (3.56m x 2.77m )

Window to fore, radiator and telephone point.

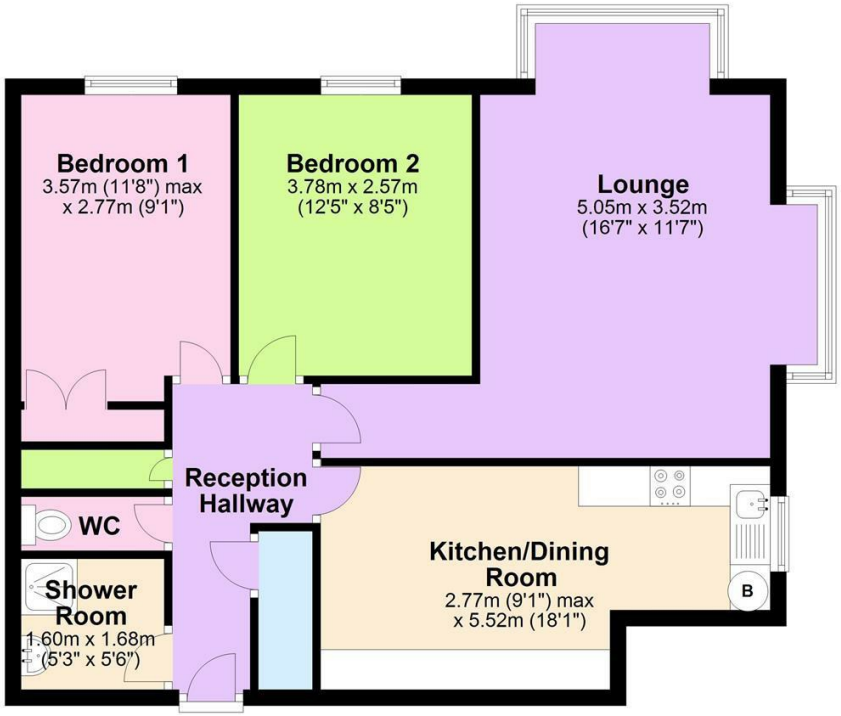
## BEDROOM 2
12'5 x 8'5 (3.78m x 2.57m )

Window to fore. Fitted wardrobe and radiator.

## EXTERNALLY
Shared laundry facilities. Parking by arrangement. Private storage.

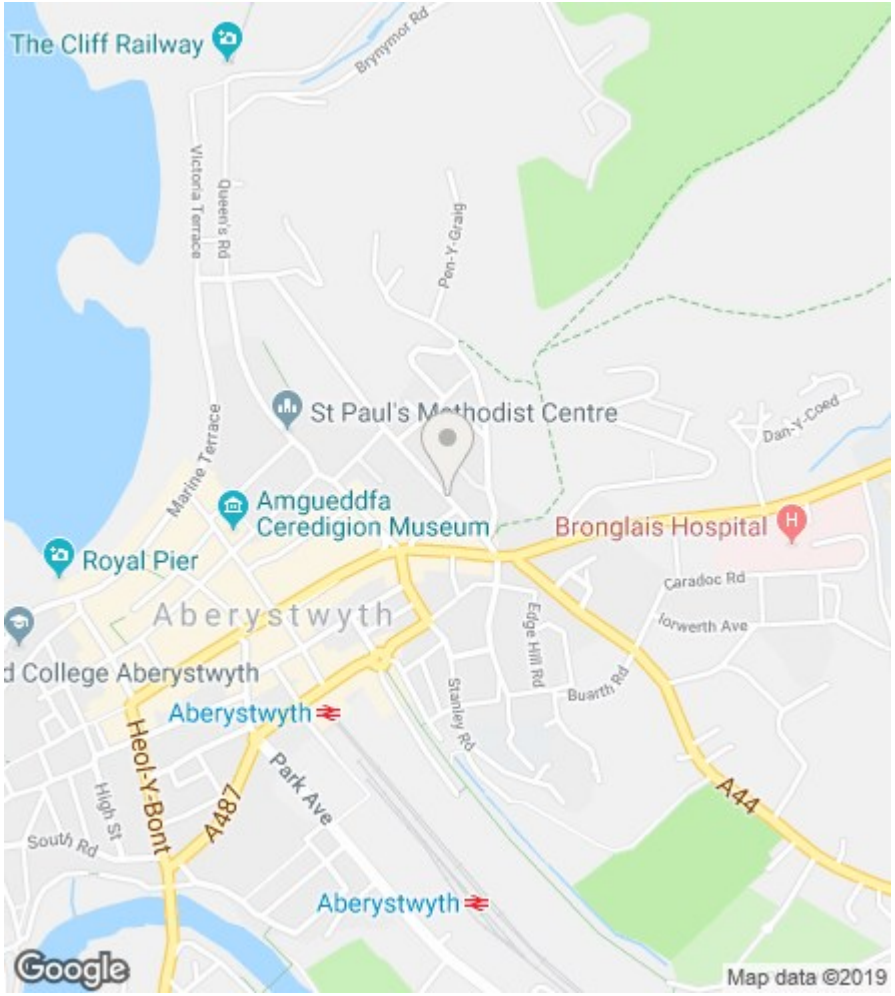
## DIRECTIONS
On foot from the office bear left and almost immediately right down North Parade. Proceed up the street to the side of the Spar shop (near zebra crossing) which leads to North Road. The flats/ Penmorfa are on your left hand side.

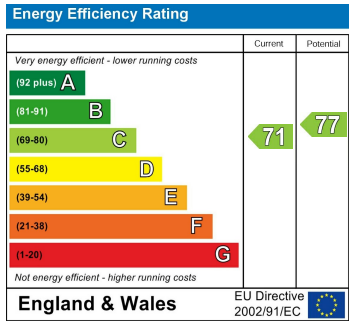
## Ground Floor

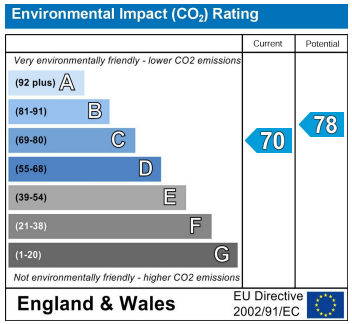



The Floor plans are for guidance only.
Plan produced using PlanUp.

**7 Penmorfa, North Road, Aberystwyth**

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