



1 Ropewalk Close, Trefechan  
Aberystwyth Ceredigion SY23 1DA  
Guide price £184,950



**Enjoying a convenient edge of town location,**  
an end of terrace 3 bedrooomed house with off  
road parking and pleasant rear garden

Rope Walk Close enjoys a slightly elevated location being a small development of similar properties developed around 1990 at the end of Dinas Terrace. The property has a pleasant outlook to the fore over looking the town and beyond and is within walking distance of all amenities that the town has to offer. Aberystwyth has an excellent range of both social, leisure and educational facilities to cater for the large local and student populations. Also Aberystwyth marina is near by as is the popular footpath that leads up to Pendinas and beyond.

#### **TENURE:**

Freehold

#### **SERVICES:**

Mains electricity, water and drainage are connected.

#### **VIEWING:**

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

1 Rope Walk Close provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

#### **HALF GLAZED FRONT ENTRANCE DOOR TO**

#### **RECEPTION HALLWAY**

with stairs to first floor accommodation and door to

#### **OPEN PLAN LIVING/ DINING ROOM**

#### **LIVING AREA**

**12'9 x 10'9 (3.89m x 3.28m )**



with window to fore with fine views over the town and beyond. Dimplex night storage heater and telephone point.

#### **DINING AREA**

**11'8 x 8'5 (3.56m x 2.57m )**



with under stairs storage cupboard, shelving, Dimplex night storage heater, window to side and door to

#### **KITCHEN**

**8'9 x 11'7 (2.67m x 3.53m )**



comprising single drainer stainless steel sink unit with mixer tap, base units with work tops over, tiled splash backs and cooker point. Eye level units, appliance spaces, plumbing for automatic washing machine, Dimplex fan heater, extractor fan and door to

#### **REAR PORCH**

with door to garden.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

with access to roof space, airing cupboard and doors to

## BEDROOM 1

8'9 x 11'8 (2.67m x 3.56m )



with window to rear and Dimplex night storage heater.

## BATHROOM

5'7 x 5'4 (1.70m x 1.63m )

comprising panelled bath with Triton shower and screen, pedestal wash hand basin, obscured window to rear, shaver point and light.

## SEPARATE WC

with obscured window to side.

## BEDROOM 2

9'9 x 10'9 (2.97m x 3.28m )



with window to fore with fine views over the town and Dimplex night storage heater.

## BEDROOM 3

10'9 x 6'9 (3.28m x 2.06m )



with window to fore with fine views over the town and Dimplex night storage heater.

## EXTERNALLY



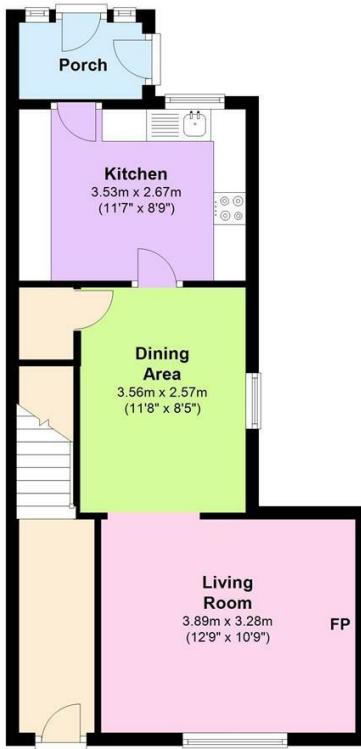
To the fore a low maintenance garden with vehicular hard standing area, side pedestrian path with garden shed leading to the rear terraced garden with paved patio area, raised flower borders etc.



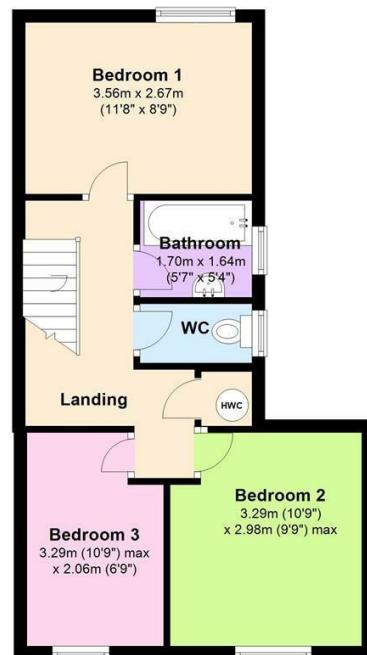
## DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south over Trefechan bridge, turn right just after the bend onto the Felin Y Mor road, before turning left proceeding along Dinas Terrace to the Rope Walk Close where No 1 is the first property on the right hand side.

### Ground Floor

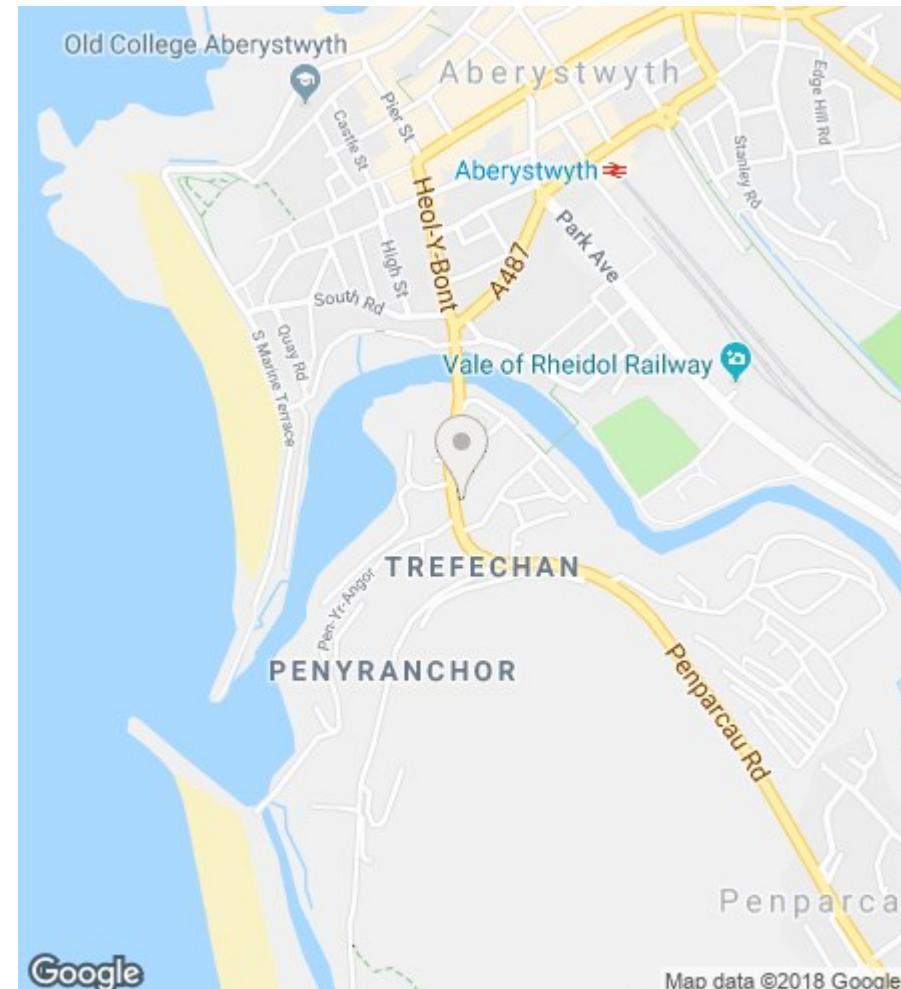


### First Floor



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

**1 Ropewalk Close, Aberystwyth**



Google

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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