



2 Gerddi Rheidol, Trefechan
Aberystwyth Ceredigion SY23 1DB
Guide price £159,000



A leasehold warden controlled

purpose built ground floor 2 bedroomed retirement flat with communal facilities and parking area

Gerddi Rheidol is a purpose built block of approximately 35 flats specifically for the ownership of retirement person(s) (those over the age of 60). The flats all have an emergency pull cords for assistance. A warden/ manager lives within the block who is in attendance during certain hours. The development has communal living/ meeting lounge, guest visiting suite and a laundry. There are good parking facilities and Gerddi Rheidol is conveniently located within walking distance of the town centre and the Marina.

Aberystwyth is a thriving coastal town with a busy university and a good range of both social, leisure and educational facilities.

TENURE:

Leasehold 999 year lease initially granted in December 1998.

SERVICE CHARGE:

A monthly service charge of approximately £144.00.

SERVICES:

Mains electricity, water and drainage. Electric night storage heaters.

COUNCIL TAX:

BAND C

VIEWING:

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

2 Gerddi Rheidol provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

COMMUNAL ENTRANCE FOYER

leading to

FRONT ENTRANCE DOOR

(There is also a door to the side of property of the property)

RECEPTION HALLWAY

with night storage heater, walk in airing cupboard with shelving and doors to

LOUNGE

9'7 x 18'7 max dimensions (2.92m x 5.66m max dimensions)



with 2 windows to fore and night storage heater. Door to



SUN LOUNGE

6'4 x 7'6 (1.93m x 2.29m)



with window and door to fore. Shelving.

KITCHEN/ DINING ROOM

11'1 x 9'6 (3.38m x 2.90m)



comprising base units with 4 ring hob, appliance spaces and work tops over. Single drainer stainless steel sink unit, eye level units and dishwasher. Night storage heater and window to fore.



BOX ROOM

5'2 x 7'1 (1.57m x 2.16m)



with shelving.

BEDROOM 1

9'4 x 9'9 (2.84m x 2.97m)



with window to fore, night storage heater and fitted wardrobe.

BEDROOM 2

9'8 x 8'4 (2.95m x 2.54m)



with window to fore and night storage heater.

SHOWER ROOM

5'7 x 6'1 (1.70m x 1.85m)



comprising low level flush wc, wash hand basin set in vanity unit, shower cubicle with Triton shower and heater towel rail. Dimplex wall mounted fan heater, tiled floor, part tiled walls and shaver point and light.

EXTERNALLY

Communal landscaped gardens and ample car parking.

COMMUNAL FACILITIES

include

GUEST BEDROOM

LAUNDRY ROOM

REFUSE STORE

DIRECTIONS

From Aberystwyth town centre proceed south over Trefachan Bridge, passing the fire station on the right hand side before turning left to Gerddi Rheidol.

Ground Floor



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

2, Gerddi Rheidol, Trefechan



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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