

11 Gerddi Rheidol, Trefechan
Aberystwyth Ceredigion SY23 1DB
Guide price £157,000

ALED ELLIS

For Sale By Private Treaty

A purpose built 2 bedroom first floor retirement flat in a convenient edge of town location.

The accommodation is highlighted on the attached floor plan. The flat benefits from full double glazing and electric heating.

The block was developed in 1988 on the edge of town at Trefechan. Access to the town centre can be gained by foot over the pedestrian bridge over the river Rheidol to Park Avenue. We attach specific details of the benefits of living at Gerddi Rheidol which include a Warden, Call and Door Entry System , Guest Bedroom, Laundry , Lift and Parking.

TENURE

Leasehold 999 year lease granted in 1988.

SERVICES

Mains electricity, water and drainage. Heating by night storage heaters. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

COUNCIL TAX

Band C

SERVICE CHARGES

Approximately £195 PCM to cover cost of Warden, Gardener, Window Cleaner, Water Rates, Communal cleaning light and heating (communal areas), together with Building Insurance.

VIEWING

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

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

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

COMMUNAL ENTRANCE FOYER

With staircase and lift and access to Guest Bedroom and Laundry Room.

Front entrance door to

Reception Hallway

Night storage heaters, Box Room, Airing Cupboard, Doors leading to

Box Room

5'1 x 7'2 (1.55m x 2.18m)

Bedroom 1

9'75 x 12'45 (max) (2.74m x 3.66m (max))



With windows to fore, night storage heater, pull cord alarm.

Bedroom 2

8'5 x 10'15 (2.57m x 3.05m)



With window to fore, night storage heater.

Bathroom
5'86 x 6'12 (1.52m x 1.83m)



Comprising of WC, Wash hand basin, walk in disabled shower, pull cord alarm.

Living Room
9'92 x 13'39 (max) (2.74m x 3.96m (max))



With windows to fore, night storage heater, pull cord alarm, door to balcony.



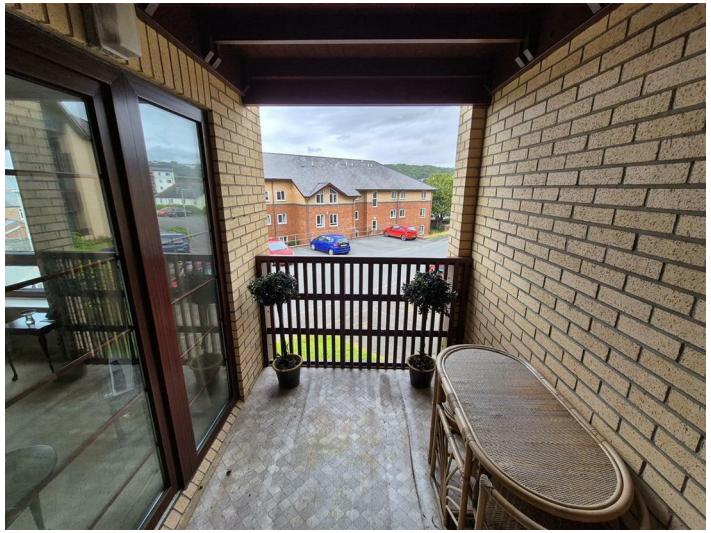
Kitchen
11'1 x 9'7 (3.38m x 2.92m)



Comprising of stainless steel single bowl sink drainer unit, base and eye level units, appliance spaces, tiled splashbacks. Glass door to balcony, night storage heater, pull cord alarm.



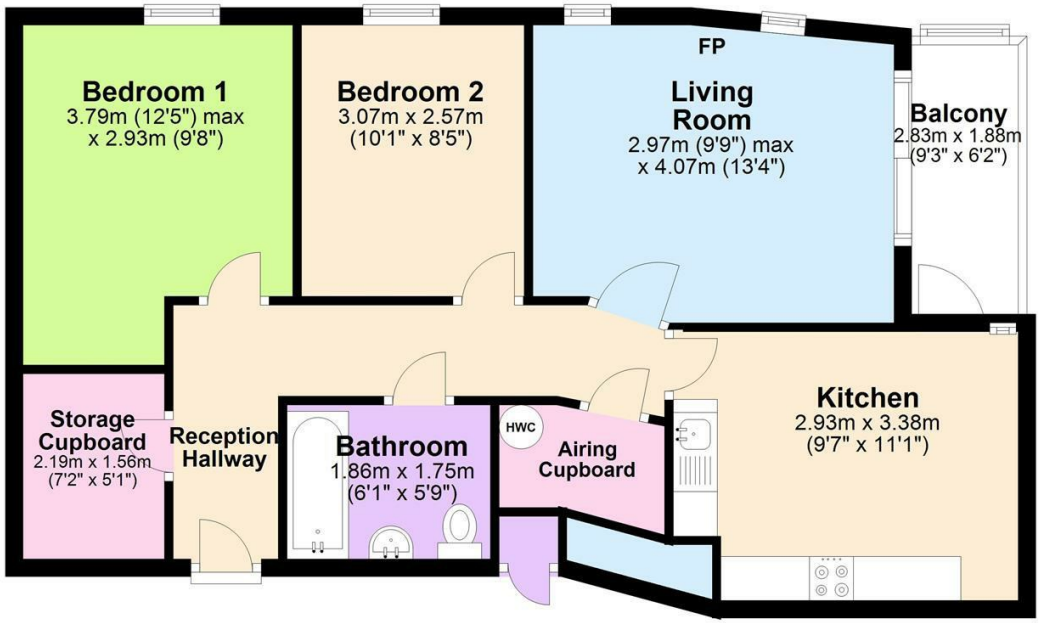
Balcony
9'3 x 6'2 (2.82m x 1.88m)

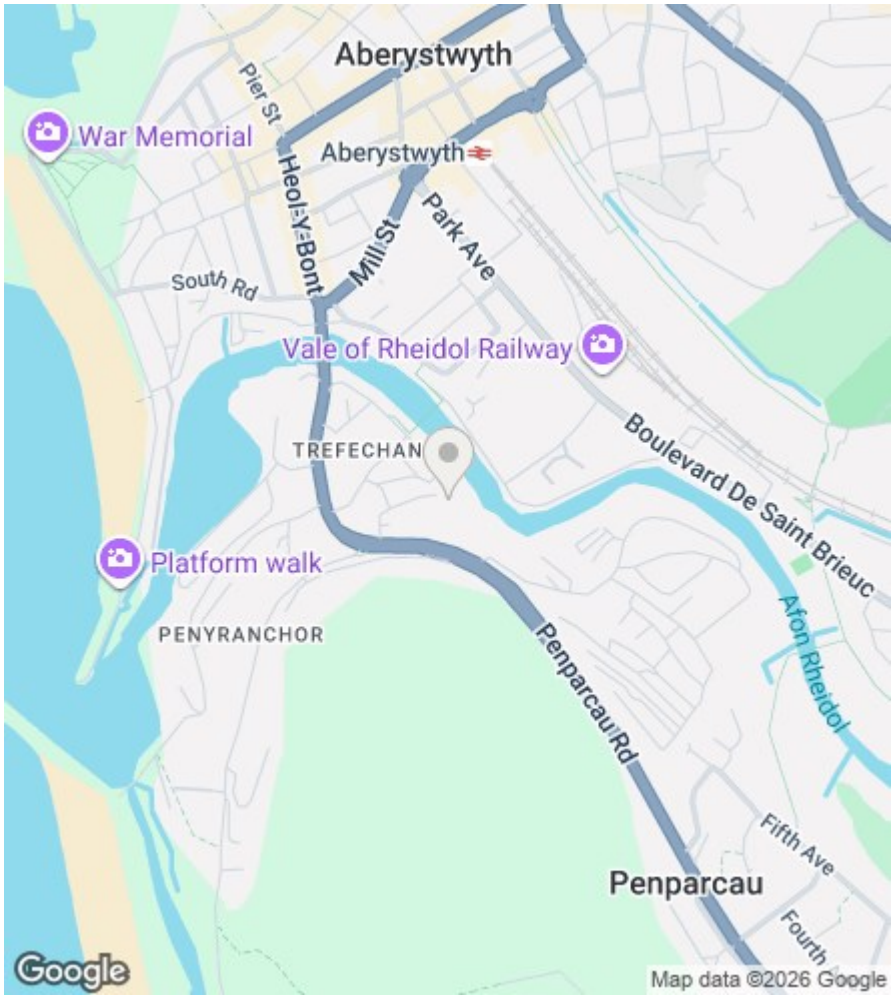


Some of the balconies have been closed to provide for a sun lounge.

Directions
Proceed South out of town over Trefechan Bridge passing the Fire Station on your right. Turn left (after the bend) to Gerddi Rheidol and the Block of Flats is on your right.

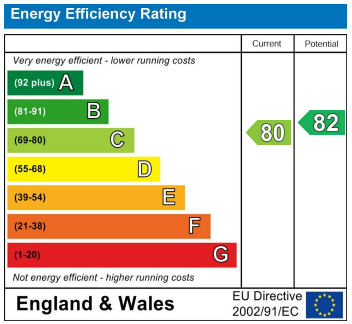
Ground Floor

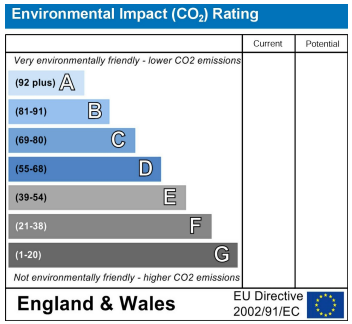




The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

11 Gerddi Rheidol, Trefechan, Aberystwyth





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