



16 Terrace Road  
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**Gelli Gaer Caradoc Road,  
Aberystwyth Ceredigion SY23 2JY  
Guide price £315,000**

Situated in a popular residential area a substantial Victorian semi-detached investment property (EER 50)

## Gelli Gaer Caradoc Road, Aberystwyth, Ceredigion, SY23 2JY

The property is currently let by the vendor providing for up to 7 letting rooms on three floors. Gelli Gaer is within a short walking distance of the university, National Library of Wales and Bronglais Hospital

Aberystwyth has a good range of amenities to cater for the large student and local population.

No vacant possession until 19th June 2019.

### TENURE:

Freehold

### SERVICES:

Mains services are connected

### VIEWING:

By allowing at least 24 hours notice an appointment can be made through Aled Ellis & Co, 16 Terrace Road, Aberystwyth (01970 626160) or sales@aledellis.com

The property provides for the following accommodation, all room dimensions are approximate and all images have been taken by a wide angle lens digital camera.

### GROUND FLOOR

front entrance door to porch, tiled floor to

### RECEPTION HALLWAY

tiled floor, door to

### BEDROOM

15'5" x 13'7" (4.70m" x 4.14m)

window to rear, attractive fireplace

### LIVING ROOM

12'3" x 14'3" (3.73m" x 4.34m )

under stairs storage cupboard. French doors to side

### KITCHEN

12'3" x 10'1" (3.73m" x 3.07m")

comprising 1½ bowl sink unit. Base units incorporating electric cooker and hob over. Eye level units. Worktops tiled splash-backs, heatstore hot water heater, radiator. Plumbing for automatic washing machine, tiled floor, cooker point, door to side

### BATHROOM

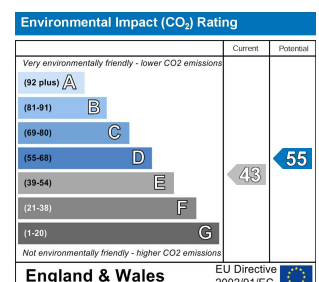
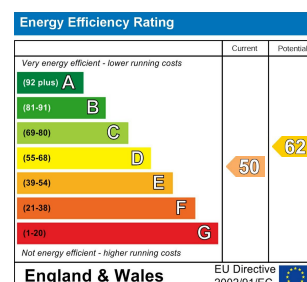
8'8" x 6'9" (2.64m" x 2.06m)

comprising panelled bath,wc, wash hand basin, mira shower, wall mounted electric heater, radiator. Shaver point, and light

### LOUNGE

15'5" x 17'4" (4.70m" x 5.28m" )

to bay window, radiator. Walk in cupboard housing gas central heating boiler.



## FIRST FLOOR

### SHOWEROOM

Triton shower, wc and wash hand basin

### BATHROOM

7'9" x 8'3" (2.36m" x 2.51m)

panelled bath with triton shower. wc and wash hand basin

### KITCHEN

12'1" x 8'4" (3.68m" x 2.54m)

comprising base and eye level units with wash taps over single drainer stainless steel sink units. Plumbing washing machine , radiator , window to rear.

## Main landing stairs to 2nd floor accommodation doo

### BEDROOM 1

12' 8" x 15'6" max (3.66m 2.44m" x 4.72m" max )

access to separate wc, radiator

### BEDROOM 2

11'5" x 20'4" (3.48m" x 6.20m" )

max to bay window, radiators, attractive fireplace

### BEDROOM 3

9'4" x 12'3" (2.84m" x 3.73m" )

window to rear, radiator

## SECOND FLOOR

### BEDROOM 4

17' x 8'5" (5.18m x 2.57m)

window to fore, radiator

### BEDROOM 5

12'1" x 21'3 (3.68m" x 6.48m)

max to bay window. Fitted cupboards, radiator. Single drainer stainless steel sink unit

### BEDROOM 6

12'8" x 14'8" (3.86m" x 4.47m" )

max dimension, window to rear, radiator

## EXTERNALLY

Pleasant front garden with pedestrian path to front entrance door. Rear garden with pedestrian right of way.

## DIRECTIONS

Proceed to bottom of Penglais hill and turn right on to A44 trunk road towards Llanbadarn. At first crossroads turn left on to Caradog Road Gelli Gaer is on your left hand side.