



16 Terrace Road
Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com



**Flat 3, Ael Y Don Cliff Terrace,
Aberystwyth Ceredigion SY23 2DN**

Guide price £65,000

Near Constitution Hill and the promenade, a ground floor studio flat benefiting from being in walking distance of the town centre and the university (EER 45)

Flat 3, Ael Y Don Cliff Terrace, Aberystwyth, Ceredigion, SY23 2DN

Near Constitution Hill and the promenade,

a ground floor studio flat benefiting from being in walking distance of the town centre and the university

Ael Y Don is a large imposing semi-detached Victorian property with communal garden to the fore overlooking the historic funicular railway which transports tourist and locals up Constitution Hill. The property is also within close proximity to the promenade and within walking distance of Aberystwyth town centre. The ground floor flat is situated to the rear of the building and the accommodation comprises of a bedsit i.e. living/bedroom, kitchen and shower room

Aberystwyth is a thriving university and market town. Major employers situated in or near the town include the University, the National Library of Wales and Bronglais Hospital.

SERVICES:

All mains services are connected.

TENURE:

Leasehold. 99 year lease started in 1987 length of lease is now 67 years.

SERVICE CHARGE & GROUND RENT

The ground rent is £50 per annum and the Service charge is currently £75 per calendar month

VIEWING:

Strictly by appointment with the agents, Aled Ellis & Co, 16 Terrace Road, Aberystwyth (01970) 626160 or sales@aledellis.com

Flat 3 Ael Y Don provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

FRONT ENTRANCE DOOR TO

COMMUNAL RECEPTION HALLWAY

with electrical consumer unit, fire alarm and entrance door to

LIVING ROOM/BEDROOM

10'11" x 9'4" min (3.35m x 2.87m min)



with bay window to side, laminated floor, telephone point, TV point, recessed cupboard and wall mounted folding bed and access to



GALLEY STYLE KITCHEN

4'5 x 11' (1.35m x 3.35m)



comprising single drainer stainless steel sink unit with mixer tap, base units incorporating electric cooker with 4 ring hob over, worktops, eye level units, stainless steel extractor hood, appliance spaces, spot-lights and plumbing for automatic washing machine. Slate floor, and window to side.

SHOWER ROOM

6'7 x 4'7 max (2.01m x 1.40m max)



comprising shower cubicle, wash hand basin and low level flush

Flat 3, Ael Y Don Cliff Terrace, Aberystwyth, Ceredigion, SY23 2DN

w. Shaver point and light. heated towel rail, tiled floor and obscured window to side.

EXTERNALLY



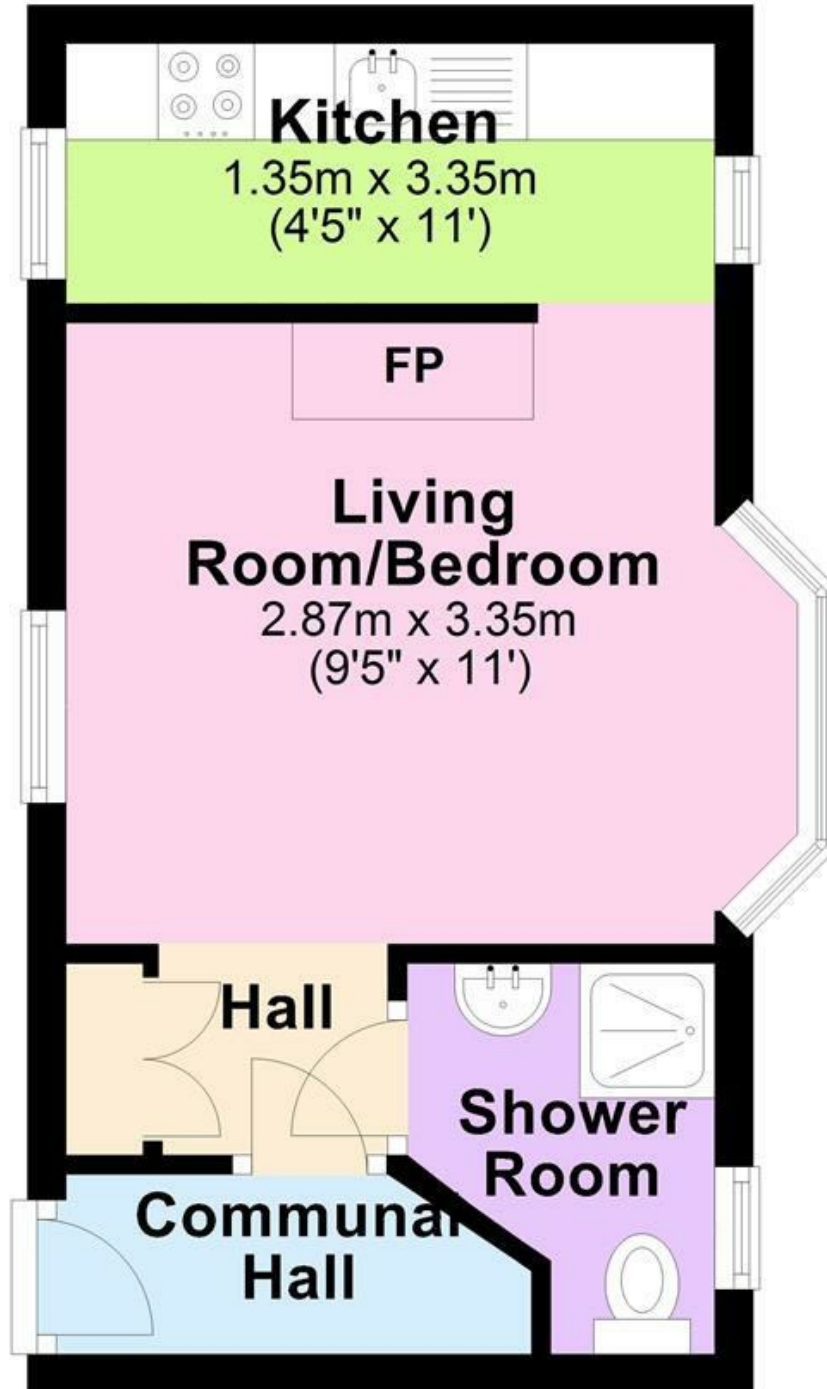
pedestrian paths and communal lawn and flower garden. On road parking.

DIRECTIONS

On foot from the office proceed down North Parade branching left onto Queens Road, proceed ignoring all turnings to the bottom of Constitution Hill and Ael Y Don is just around the first bend on the left hand side.



Ground Floor



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

Flat 3 , Ael Y Don, Cliff Terrace

