



**Godre'r Glais Caradog Road,
Aberystwyth Ceredigion SY23 2JY**
Guide price £295,000



For sale by private treaty

The property has historically been let as a self contained 2 bedroom ground floor flat with a 4 bed roomed Maisonette over. The two flats are banded separately for EPC and Council Tax.

The property which is in need of modernisation enjoys a superb location within close proximity to the university, National Library of Wales and Bronglais Hospital. Godre'r Glais is a traditional property retaining many original features providing for 5/6 bed roomed accommodation as highlighted on the attached floor plan.

Aberystwyth is a thriving coastal town with a large local and student population. There is a good range of both local and national retailers in addition to a good range of both social, leisure and educational facilities.

TENURE

Freehold

COUNCIL TAX

Ground Floor Flat - Band B

Maisonette - Band C

SERVICES

All mains services are connected.

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 or sales@aledellis.com

MONEY LAUNDERING

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.

Godre'r Glais provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens.

GROUND FLOOR FLAT

Front entrance door to

RECEPTION HALL

Part tiled, glazed door to

RECEPTION HALLWAY

Doors to, stairs to first floor accommodations.

LIVING ROOM

14'6 x 12'7 (4.42m x 3.84m)



Large bay window to fore, concealed fireplace, fitted cabinet, radiator.

KITCHEN

12'9 x 13'7 (3.89m x 4.14m)



With double glazed sash window to rear, BAXI gas boiler fitted in 2023. Stainless steel single bowl sink drainer unit with splashbacks, base and eye level units with worktops. Electric hob and oven, shelving, radiator.

REAR HALLWAY

Under stair storage, storage cupboards, radiator, door to rear garden and doors to

BEDROOM 1

7'6 x 13'3 (2.29m x 4.04m)



Double glazed sash window to side, radiator.

BATHROOM

7'6 x 4'9 (2.29m x 1.45m)



Obscured window to side, wash hand basin. Bath with half shower screen with mira electric shower unit, WC. Laminate tiled floor, part tiled, radiator, shaver point.

BEDROOM 2

11'3 x 8'3 (3.43m x 2.51m)



Large double-glazed window to rear, radiator, skylight.

**FIRST FLOOR ACCOMMODATION
(MAISONNETTE)**

Half landing with stairs to

BATHROOM

4'8 x 7'3 (1.42m x 2.21m)



Obscured window to side, wash hand basin, bath with half shower screen, mira electric shower unit. Radiator and airing cupboard.

WC

2'5 x 7'4 (0.74m x 2.24m)



Obscured sash window to side, WC.

BEDROOM 1

11 x 11 (3.35m x 3.35m)

Double glazed sash window to rear, radiator, concealed fireplace.

Stairs to

KITCHEN

13'7 x 12'1 (4.14m x 3.68m)



With double glazed windows to rear with a view of the National library. Stainless steel single bowl sink drainer unit with mixer tap, tiled splashbacks. Base and eye level units, worktops, electric cooker. Concealed fireplace, fitted cupboard, radiator, boiler.

LIVING ROOM

19'6" x 14'5" (5.94m x 4.39m)



Large bay windows to fore, single glazed sash. further single glazed sash window to fore. Concealed fireplace with wooden mantle, radiators.

SECOND FLOOR ACCOMMODATION

LANDING

Sash window to rear, small roof access. Doors to

BEDROOM 2

13 x 13'2" (3.96m x 4.01m)



Single glazed sash windows to rear, concealed fireplace, radiator.

BEDROOM 3

7'5" x 11'6" (2.26m x 3.51m)



Single glazed sash windows to fore, radiator.

BEDROOM 4

11'5" x 14'4" (3.48m x 4.37m)



Single glazed sash windows to fore, radiator.

EXTERNALLY

Small garden area to fore, garden to rear and side of property. Side access to property. Garden shed.



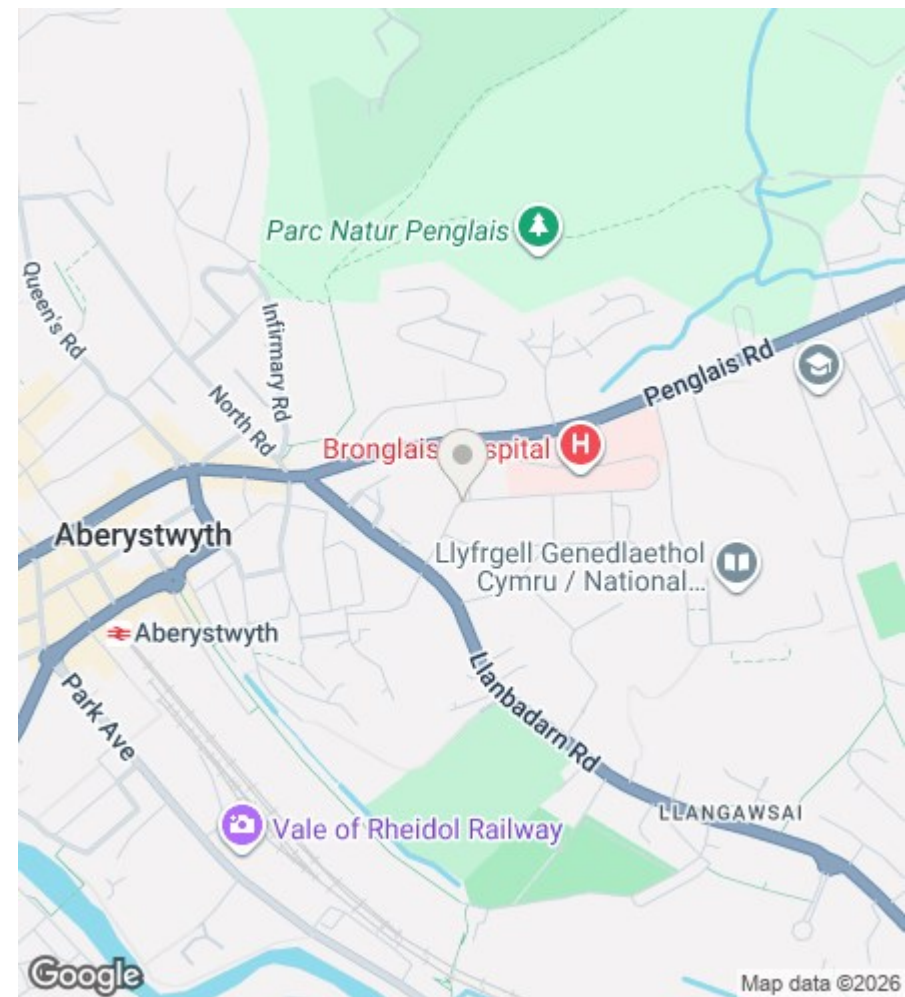


DIRECTIONS

From the office proceed North to the bottom of Penglais Hill before turning right on to the A44 Llanbadarn Road. Take the first major turning left (at crossroads) on to Caradoc Road and Godre'r Glais is on right hand side before veering right to the hospital.

What 3 words:- ///frost.harmlessly.sobs





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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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