



44 Gerddi Rheidol, Trefechan
Aberystwyth Ceredigion SY23 1DB
Asking price £149,995



Enjoying a convenient edge of town location,

a purpose built first floor 2 bedroomed flat with allocated parking space.

The property is situated within walking distance of Aberystwyth town centre just over Trefechan bridge. Aberystwyth is a popular coastal resort and university town with a good range of both local and national retailers. Major employers include the university, Bronglais Hospital and the national library of Wales.

The first floor flat provides commodious 2 bedroomed accommodation suitable for a first time buyer or investor. Externally the flat has the benefit of an allocated parking space.

New windows are being fitted in the whole block over the next few months by J & P Windows, Lampeter.

TENURE:

Leasehold. with 69 years lease remaining. The lease extension has granted 27.06.2022 for another 90 years, so the buyer will complete the purchase with 159 years lease with the property.

SERVICE CHARGE

The current service charge is £60.17 starting 1st August 2022

SERVICES:

Mains electricity, water and drainage are connected

COUNCIL TAX:

Band C

VIEWINGS:

Strictly by appointment with the sole selling agents; Aled Ellis, 16 Terrace Road, Aberystwyth, SY23 1NP. 01970 626160 or sales@aledellis.com

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

SECURE ENTRANCE FRONT DOOR to

RECEPTION HALLWAY

with stairs to first floor accommodation

FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY

with Intercom system & 2 box rooms. One of the store cupboards houses the hot water heater which provides instant hot water to the kitchen and bathroom sinks. Door to

KITCHEN/ DINING ROOM

13'4 x 10'2 (4.06m x 3.10m)



comprising a single drainer stainless steel sink unit with mixer tap. Base units with fridge/freezer, stainless steel extractor fan, electric cooker with 4 ring hob, one eye level unit, tiled splashbacks, plumbing for automatic washing machine, electric

heater and window to rear. (Appliance are included in the sale)

LIVING ROOM

12'3 x 10' (3.73m x 3.05m)

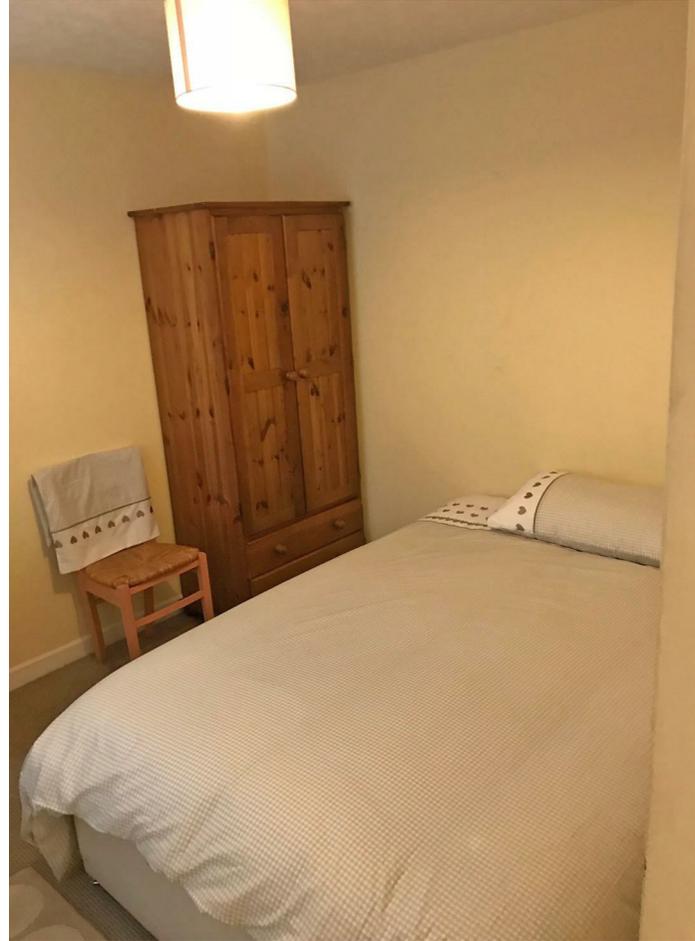


with window to rear, telephone point, wall mounted tv bracket and wall mounted electric fire. Brown sofa and table & 4 chairs included in the sale.



BEDROOM 1

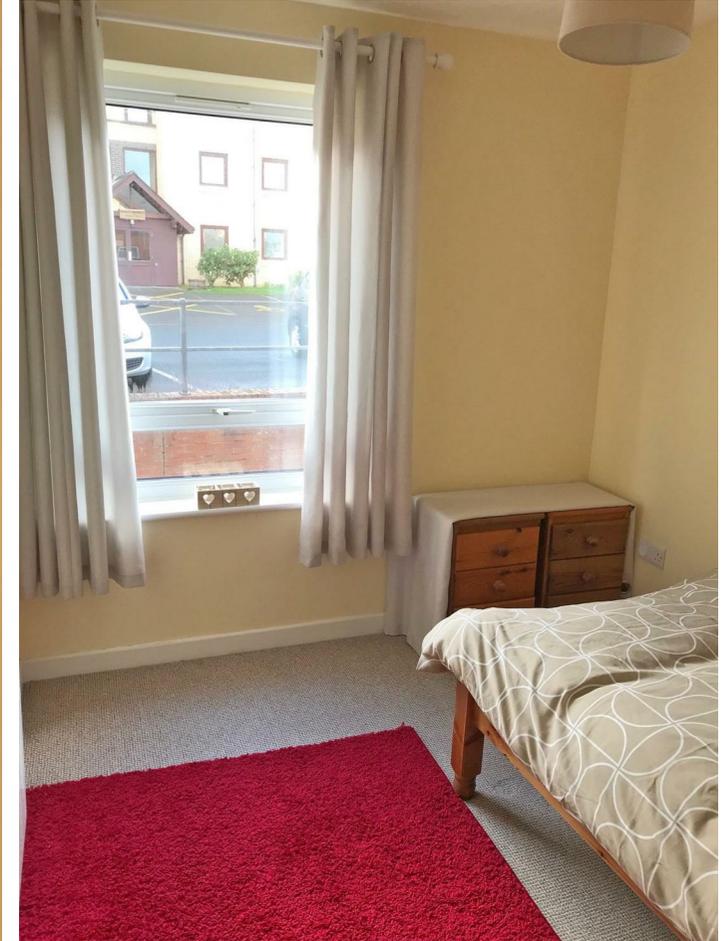
7'7 x 10' (2.31m x 3.05m)



with window to rear and electric heater. Oak double bed and pine dressing table and included in the sale.

BEDROOM 2

9'9 x 10'9 (2.97m x 3.28m)



with window to rear and electric heater.

SHOWER ROOM

6'2 x 7' (1.88m x 2.13m)



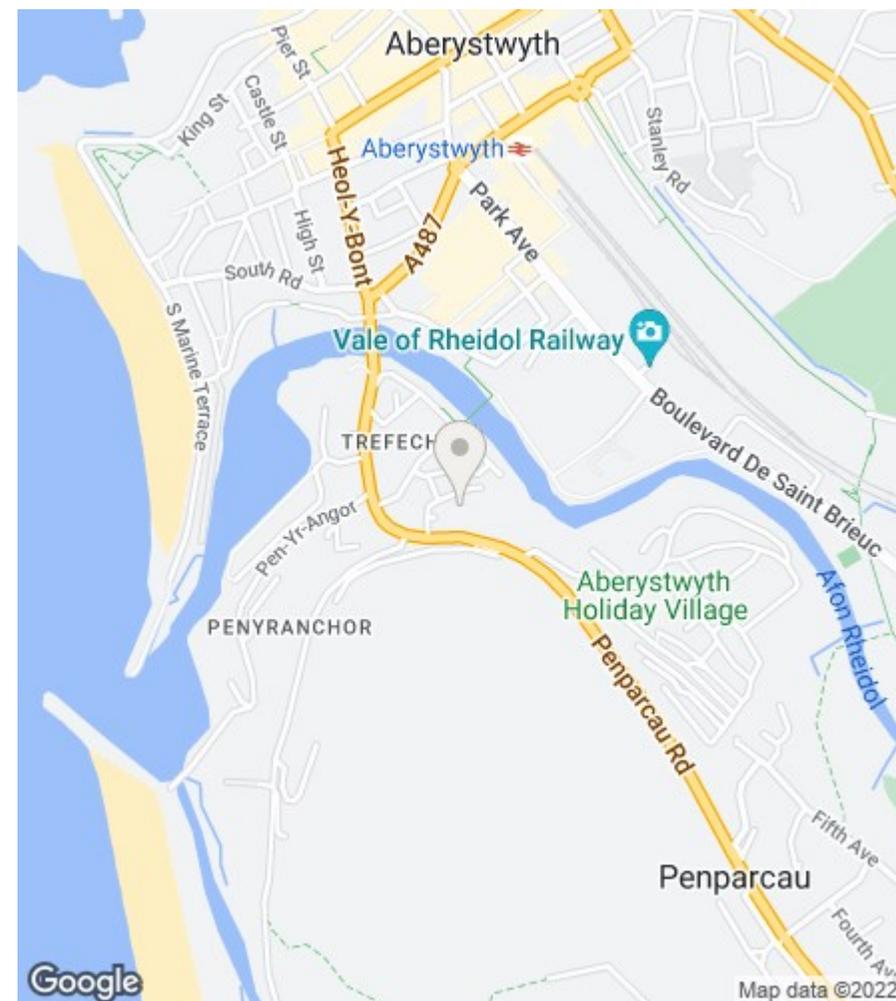
comprising Low level flush WC, pedestal wash hand basin, large shower cubicle with NEPTUNE shower, shaver point and light. Wall mounted extractor fan

EXTERNALLY

Allocated car parking space.

DIRECTIONS

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



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		46	62
(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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