



2 Bedroom Apartment / Flat
17 Gerddi Rheidol, Trefechan
Aberystwyth, Ceredigion. SY23 1DB

ASKING PRICE: £165,000
www.iestynleyshon.com



17 Gerddi Rheidol, Trefechan, Aberystwyth, SY23 1DB

The property is situated in Trefechan which lies close to the marina on the outskirts of Aberystwyth town centre. Aberystwyth town centre is within level walking distance and offers excellent social, educational and shopping facilities with public transport to all parts. The flat lies within walking distance from the pedestrian bridge over the Rheidol river which leads through to the Marks & Spencers and Tesco retail outlets. The purpose-built block of flats was constructed some 30 years ago (around 1989) and built of traditional brick and block walls which support a pitched roof laid with tiles. Windows are of uPVC double glazed type.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Accommodation

The flat is situated on the first floor and comprises as follows:

Ground Floor

Communal front entrance door with secure entry system to:

Communal Foyer/Reception Hall

Stairwell access to the upper floors and central passenger lift.

First Floor

Communal corridor leading to Flat 17. Entrance door leading to:

Hall

Night storage heater. Intercom security system. BT point. Waist level power points. Doors to all facilities:

Main Bedroom 3.07m x 2.36m

Window to front. Waist level power points and TV aerial point. Night storage heater.

Bedroom 3.12 m x 2.06m

Window to front. Night storage heater. Waist level power points.

Shower Room

Vanity wash hand basin with drawers and cupboard storage. Concealed flush WC. Large shower cubicle with flip down seat and shower unit above. Extractor fan. Chromium electric heated towel rail. Wall-mounted fan heater. Shaver point. Electric water isolation.

Walk-In Storeroom

Storage cupboard with light fitting, clothes rail, shelving and power point.

Airing Cupboard

Housing 2-in-1 factory lagged water cylinder with electric immersion heater. Fitted with light fitting and shelving.

Lounge 3.96m x 3.02m

Window to front. Full length glazed door to outside patio area. Waist level power points and TV point. Night storage heater. Feature log effect electric convactor fire with decorative timber surround. Coved ceiling.

Kitchen 3.51m x 2.87m

Dual aspect with windows to side and rear with an aspect of paved patio area. Fitted with a range of white-fronted fitted units comprising corner cupboard, 3 drawer cupboard, 3 base cupboards and 4 wall cupboards. Worktops incorporating 4- ring electric hob and single drainer stainless steel sink. Built-in mid-mounted Bosch electric oven. Concealed cupboard for microwave. Waist level power points. Night storage heater.

Services

Mains electric, water and drainage connected. Electric heating system by way of night storage heaters. Emergency pull cord alarm system.

Shared Facilities

Outside the privacy of the flat the following shared amenities are provided: Guest Bedroom with private facilities, fully furnished and available for use by visiting friends or relatives. (Small charge applies); Laundry room with electric washing machines and dryers. Direct access to a screened-off drying area; Resident's Lounge. Maintained landscaped gardens with lawns and planting; Private Car Park. Refuse storage - with segregated bins for recycling. Automatic passenger lift.

General

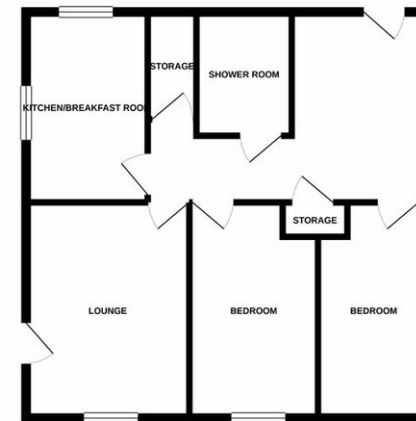
The flat is situated in a purpose-built block of flats for the retired and is a popular retirement block which is well established within the town. This flat occupies a corner location with a warm south-westerly aspect. Tenure : A leasehold interest of 999 years from 25th December 1988. The Service charge is a monthly payment currently in the region of £150.00 to contribute towards building insurance, water rates, television licence, lighting, emergency call system and use of communal area facilities. This service charge is calculated annually.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		81	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.
All areas shown are approximate and should not be used for legal purposes. The agent is not responsible for any errors or omissions in this floor plan. The agent is not responsible for any errors or omissions in this floor plan. The agent is not responsible for any errors or omissions in this floor plan.