



**6 Glyndwr House Riverside Terrace,  
Aberystwyth Ceredigion SY23 1AB**

**Guide price £240,000**



### A modern luxury first floor

2 bedroomed first floor flat in sought after location.

This desirable purpose built block of well appointed apartments was developed 2016 in a highly sought after location at Aberystwyth. The flat overlooks the river Rheidol at Trefechan Bridge and is but a short walking distance of The Marina, South beach and The Castle. The popular cycle path is directly opposite the property.

6 Glyndwr House is within walking distance to the town centre and to major employers such as the University, Bronglais Hospital and the National Library of Wales.

The flat provides for accommodation of well fitted open plan kitchen/dining/living room with access to the balcony, 2 double bedrooms (one with en suite facilities), bathroom and useful box room. The property is approached through a security gate with bin storage communal area. The main entrance door has an intercom system and the common parts are well looked after with a fire alarm system.

### TENURE:

Leasehold. 999 year lease granted in 2016. £85 monthly service charge.

### SERVICES:

All mains services connected.  
There is a lift to the first floor flat.

### VIEWING:

Strictly accompanied viewing made through the sole selling agents. Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23

1NP 01970 626160 or sales@aledellis.com

There are ample tv, power and computer connection points to every room. All images have been taken by a wide angle lens digital camera. All rooms dimension are approximate.

### FRONT ENTRANCE DOOR TO

Service lift/stairs to First floor.

### ENTRANCE DOOR

### RECEPTION HALLWAY

With radiator and doors to

### BOX ROOM/STORAGE CUPBOARD

6'2" x 4'0" (1.89m x 1.24 )

Gas meter.

### MAIN BATHROOM

7'0" x 6'6" (maximum dimensions) (2.15m x 2.0 (maximum dimensions) )



Panelled bath with shower and screen, wash hand basin set in a vanity unit. Low level wc ceiling lights, heated towel rail. Fully tiled.

### OPEN PLAN KITCHEN/DINING/LIVING ROOM

37'0" x 14'0" (11.28 x 4.29 )

### KITCHEN AREA

12'5" x 6'8" (3.79 x 2.04 )



1½ bowl sink with mixer taps. Base and eye level units with worktops and splash backs incorporating integrated kitchen appliances of Siemens microwave, Siemens electric cooker with 4 ring hob over, fridge/freezer, dishwasher and washing machine. Siemens stainless steel extractor fan and ceiling lights.



## LIVING/DINING AREA

24'10" x 14'0" (7.58 x 4.29)



Windows to fore and radiator. Access door to balcony with views overlooking Trefechan and the river Rheidol .

## BEDROOM 2

12'11" x 9'9" (3.96m x 2.99 )



Window to fore, radiator and fitted wardrobe with sliding doors.

## MASTER BEDROOM

14'0" x 8'11" (maximum dimensions) (4.29 x 2.74 (maximum dimensions) )



Window to fore, radiator, fitted wardrobe with sliding doors and door to

## EN SUITE

6'6" x 5'2" (2.0 x 1.58)



Shower cubicle, low level wc, wash hand basin, fully tiled, heated towel rail, ceiling lights.

## EXTERNALLY

### BALCONY

11'3" x 7'5" (3.44 x 2.27 )



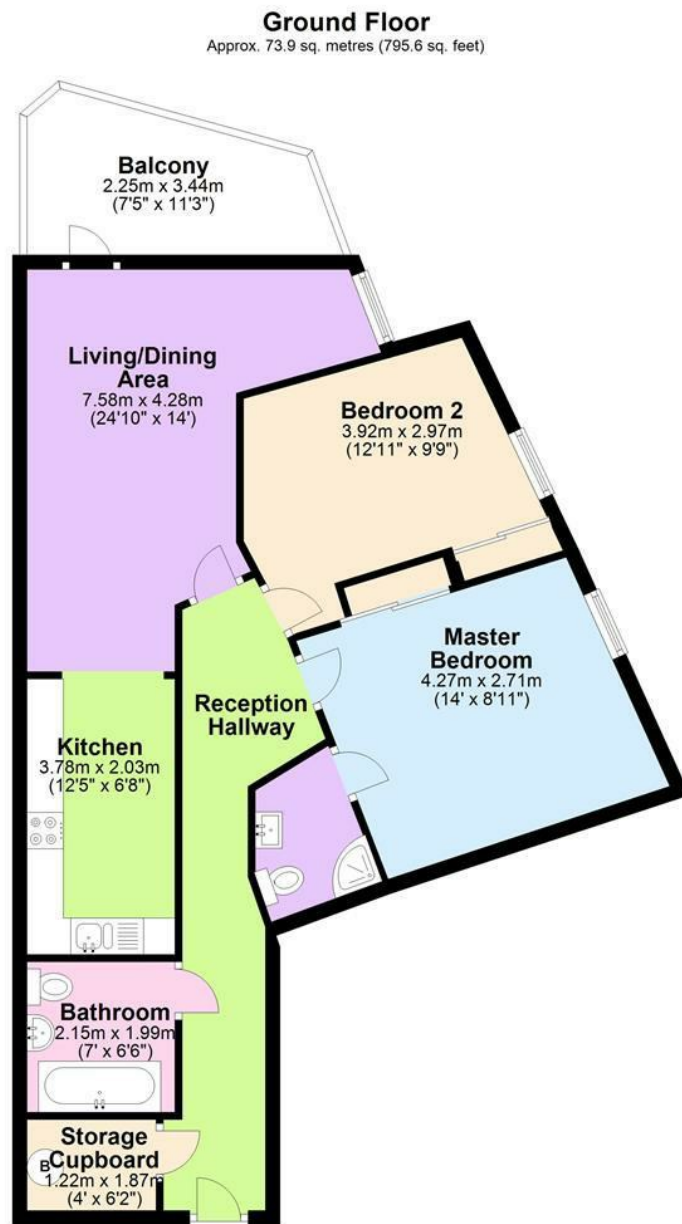
With seating area. Pleasant outlook over the river Rheidol and beyond.



## DIRECTIONS

From the office proceed on foot down Mill Street towards Trefechan bridge turning left to Riverside Terrace and Glyndwr House is immediately on the left.





Total area: approx. 73.9 sq. metres (795.6 sq. feet)

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

**6 Glyndwr House, Riverside Terrace, Aberystwyth**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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