



**32 Gerddi Rheidol, Trefechan**  
**Aberystwyth Ceredigion SY23 1DB**  
**Guide price £175,000**





## For Sale by Private Treaty

A 2 bedroomed third floor flat well situated in a purpose-built block of retirement flats known as

32 Gerddi Rheidol  
Trefechan  
Aberystwyth  
Ceredigion  
SY23 1DB

The accommodation is highlighted on the attached floor plan. Bedroom 2 is currently utilised as a dining room. The flat benefits from double glazing and heating is by night storage heaters.

The block was developed in 1988 on the edge of town at Trefechan. Access to the town centre can be gained by foot over the pedestrian bridge over the river Rheidol to Park Avenue. We attach specific details of the benefits of living at Gerddi Rheidol which include Warden, Call and Door Entry System, Guest Bedroom, Laundry, Lift and Parking.

## TENURE

Leasehold 999-year lease granted in 1988.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Band C

## SERVICE CHARGES

Approximately £195 PCM to cover cost of Warden, Gardener, Window Cleaner, Water Rates, Communal cleaning, light and heating (communal areas), together with Building Insurance.

## VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

## MONEY LAUNDERING REGULATIONS

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.

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

## COMMUNAL ENTRANCE FOYER

With staircase and lift and access to Guest Bedroom and Laundry Room.

## FRONT ENTRANCE DOOR TO

## RECEPTION HALLWAY

Intercom/Security system, night storage heater.

## BOXROOM

7'3 x 4'2 (2.21m x 1.27m)

Useful storage with shelving.

## KITCHEN

10'5 x 8'8 (3.18m x 2.64m)



Base units with appliance spaces, cooker point and tiled splashbacks. Night storage heater, window to rear. Single drainer stainless steel sink unit.

### BEDROOM 2

9'4 17'9 max (2.84m 5.41m max)



Currently utilised as a dining room. Night storage heater and window to side.

### LIVING ROOM

11'9 x 11'8 (3.58m x 3.56m )



Window to side with views towards National Library of Wales and window to rear. Night storage heater.

### BEDROOM 1

11'5 x 10' (3.48m x 3.05m)



Window to rear and night storage heater.

## BATHROOM

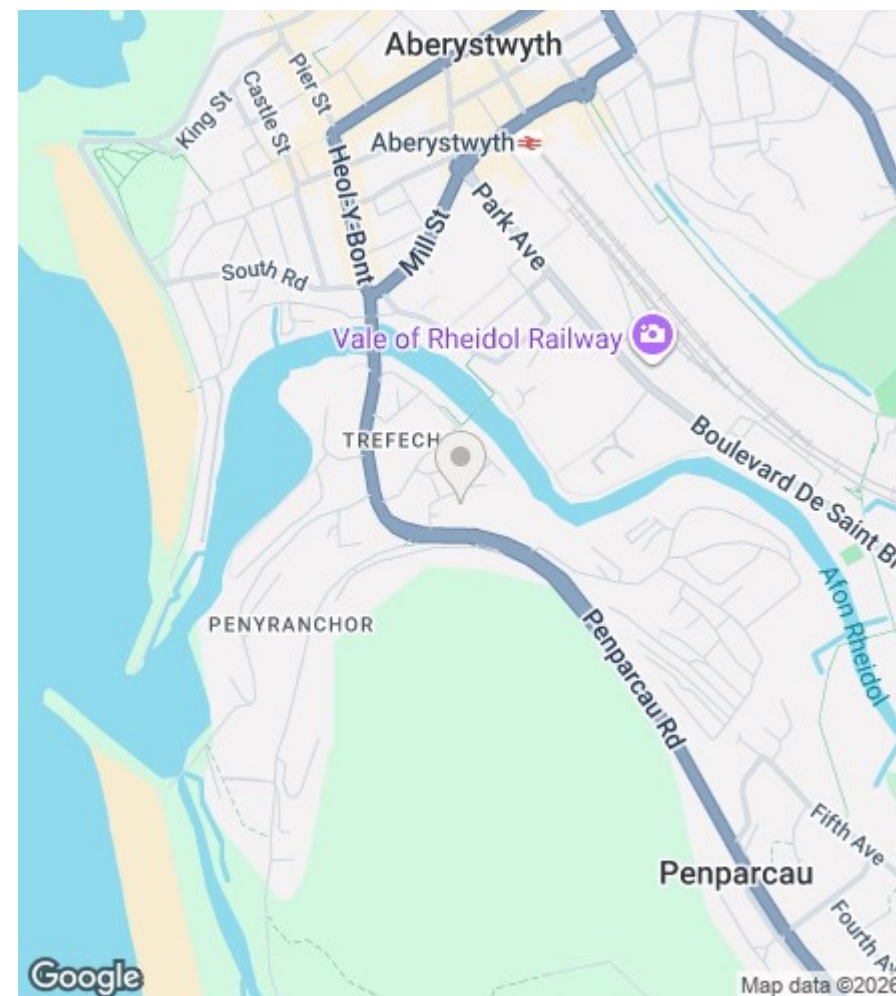
7'8 x 6'8 (2.34m x 2.03m)



Comprising WC, wash basin, bath with shower over and screen. Wall mounted fan heater, extractor fan. Airing cupboard, part tiled, heated towel rail.

## DIRECTIONS

Proceed South out of town over Trefechan Bridge passing the Fire Station on your right. Turn left (after the bend) to Gerddi Rheidol and the Block of Flats is on your right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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