



2 Bedroom Ground Floor Flat  
1 Gerddi Rheidol, Trefechan  
Aberystwyth, Ceredigion. SY23 1DB

ASKING PRICE: £165,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## 1 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 Tescos 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. A 24 hour emergency call system and onsite Scheme Manager (selected times) Within the highly sought after Gerddi Rheidol complex. -this block provides a range of practical communal facilities such as Laundry Room, Guest Suite, Library, Lift and Parking.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585 [hello@iestynleyshon.com](mailto:hello@iestynleyshon.com)

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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.

### Ground Floor

Communal front entrance door leading to Enclosed porch with intercom access entry system and door to:

### Reception Hallway

With stairs and passenger lift upper floors. Doors to communal Laundrette with is part of the monthly service charge. Door to refuse storage point. Communal Lounge and door to:

### Flat 1

Entrance door leading to:

### Hall

With wall mounted electric panel heater. Electric consumer units. Doors to:

### Lounge 4.09m x 3.19m

With dual aspect with window to front and side. Three twin power points Television point. telephone point.

### Kitchen 3.38m x 3.08m

With range of modern fitted units comprise of Integral dish washer three base cupboards three drawer cupboards Larder cupboard Built in double oven Four ring ceramic hob. Work tops above incorporating single drainer sink. Three twin power points. Plumbing for automatic washing machine. Window to side.

### Airing Cupboard

HousingAlbion hot water cylinder with electric immersion heater.

### Bathroom

With modern suite comprise of P-End bath with MIRA Shower unit above. Low flush WC Vanity wash hand basin. Chromium towel radiator. Extractor fan.

### Storage Cupboard

With fitted shelves twin power point and lights.

### Outside

Car parking facilities. Communal gardens. Clothes drying area.

### Tenure

Long leasehold interest. Subject to a service charge of approximately £150 per month subject to an annual audit. The service charge covers the cost of the building insurance. maintaining the communal areas, Laundrette facilities and warden.

### Services

Mains Electric, Water and drainage. Telephone subject to providers terms and condition. Council Tax Band C Average payment of £1,580.

### General

This well maintained popular purpose built apartment block is ideal for the retired. Convenient to the town. For further details please apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



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>		69	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

