



16 Terrace Road
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**3 Rheidol Terrace,
Aberystwyth Ceredigion SY23 1JU
Guide price £320,000**

Situated in a very desirable location near the harbour and south beach, a traditional unspoilt 5 bedroomed house with large garage/workshop to the rear.

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Rheidol Terrace is a quiet cul-de-sac in a sought after location within a short distance of the castle, promenade and harbour. 3 Rheidol Terrace still retains original features and would be well suited as a large family home. Having a garage is also advantageous in the heart of town. The garage would be ideal as a workshop or perhaps for conversion to an annexe subject to the necessary consents being obtained.

For those seeking an investment property the property does have a H.M.O. Licence (Licence No M1790/520627/A) which is valid until August 2022.

Aberystwyth is an appealing coastal town well blessed with social, leisure and educational facilities to cater for the large local and student populations. The town has a good selection of retailers to include Tesco, Marks and Spencer in addition to individual local shops.

TENURE

Freehold.

COUNCIL TAX

Band E. Amount payable 2021/22 £2202.00

SERVICES

All mains services are connected.

VIEWING

Strictly by appointment with the selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com. Block viewing only adhering to current Covid-19 regulations.

3 Rheidol Terrace provides for the following accommodation. All rooms dimension are approximate. All images have been taken with a wide angle lens digital camera.

GROUND FLOOR

Front entrance door to

PORCH

with glazed entrance door to

RECEPTION HALLWAY

with stairs to first floor accommodation, radiator, exposed wooden floor and door to

LIVING ROOM

12'8 x 12'9 (3.86m x 3.89m)



Attractive Worthington fireplace with slate hearth and real flame effect gas fire. Recess to side with shelving, bay window, radiator and exposed wooden floor.

DINING ROOM

10'6 x 12'6 (3.20m x 3.81m)



with window to rear and radiator.

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KITCHEN

8'3 x 19'2 (2.51m x 5.84m)



comprising single drainer sink unit with mixer tap. Range of base units incorporating a four ring gas hob and extractor fan over. Eye level units, worktops and tiled splashbacks. Appliance spaces with plumbing for automatic washing machine and dryer. Airing cupboard with copper hot water cylinder and immersion heater switch, tiled floor, under stairs storage cupboard housing the electric meters, radiator, window to side and door to rear.

FIRST FLOOR ACCOMMODATION

REAR WING

with linen cupboard

BEDROOM 1

10' x 9'2 (3.05m x 2.79m)



with window to rear and radiator.

SHOWER ROOM

4'9 x 5'9 (1.45m x 1.75m)

comprising a large cubicle with Mira, pedestal wash hand basin, tiled walls and heated towel rail.

SEPERATE WC

with wash hand basin, part tiled and radiator.

MAIN LANDING

with radiator and stairs to second floor accommodation.

BEDROOM 2

11'3 x 11'3 (3.43m x 3.43m)



with window to rear, radiator and wardrobe.

BEDROOM 3

10'7 x 16'2 (3.23m x 4.93m)



with Bay window with views over the harbour and further window to fore. Recess cupboard and radiator. Currently blocked access to en-suite.

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BATHROOM

9'9 x 5' (2.97m x 1.52m)



comprising panelled bath with Triton shower and screen. WC, pedestal wash hand basin, tiled walls, extractor fan and radiator.

SECOND FLOOR ACCOMMODATION

LANDING

with doors to

BEDROOM 4

9'3 x 11'9 (2.82m x 3.58m)



with window to rear with sea view and radiator.

BEDROOM 5

13'7 x 10'10 (4.14m x 3.30m)



with windows to fore with views over the harbour, pedestal wash hand basin with Triton hot water heater and radiator.

KITCHENETTE

6'7 x 10'3 (2.01m x 3.12m)



comprising single drainer stainless steel sink unit with Triton hot water heater. Base units, radiator and velux window.

EXTERNALLY



BOILER ROOM

housing the wall mounted gas fired central heating boiler.

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REAR GARDEN



Paved rear garden with flower borders and raised patio area.

LARGE GARAGE/ WORKSHOP

16'2 x 21'5 max (4.93m x 6.53m max)

Door to rear service lane. Potential for conversion to annex subject to the necessary consents being obtained.

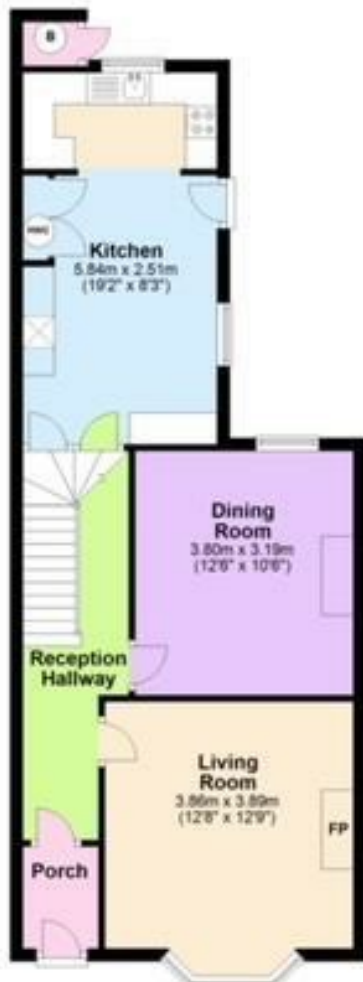
DIRECTIONS

From the office – Take the A487 south on Mill St towards Trefechan at the junction (Rummers Public house Opposite) turn right and then immediate left onto South road. Turn immediate right opposite The Castle Public house which can be seen on the right hand side, The property can be seen on the right hand side.



Ground Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



Second Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 160.5 sq. metres (1727.4 sq. feet)

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

3 Rheidol Terrace, Aberystwyth

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 65 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | | |
| | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |