



**Maes Y Coed Penparcau Road, Trefechan  
Aberystwyth Ceredigion SY23 1BE**

**Guide price £200,000**



An excellent opportunity to invest in an end of terraced property conveniently situated to Aberystwyth town and the Marina. Comprising of a ground floor 1 bedroomed flat and 1 bedroomed maisonette.

The property is well situated in Trefechan which is just a short walking distance to the town centre, the marina and promenade. Aberystwyth having a good range of both national and local retailers to cater for the large student population. The town also is convenient to many major employers such as Bronglais Hospital and The National Library.

Maes Y Coed is an great investment opportunity for anyone looking to purchase on going rentals or in it's superb location potential for holiday let/Air Bnb's.

### TENURE

Freehold.

### SERVICES

All mains services connected.

### CURRENT RENTAL INCOME

The current rental income for the flats are as follows;

Ground floor flat

Currently £625 PCM no bills included (tenant in periodic term)

Top floor Flat

Currently £595 PCM electricity included (tenant in periodic term)

### PLEASE NOTE

Please note that the property will be externally painted pre completion and that the photographs on the listing were taken pre the existing tenancies.

### COUNCIL TAX

Ground Floor Flat - TBC

Maisonette Flat - TBC

### VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com.

Maes Y Coed provides for the following accommodation. All room dimensions are approximate.

### GROUND FLOOR FLAT

With access from side entrance door to

### LIVING ROOM

12'9" x 10'7" (3.90 x 3.25)



With rear window and radiator.



### KITCHEN

11'8" x 8'9" (3.57 x 2.67)



Comprising a shaker styled unit kitchen with base and eye level units, electric oven and hob above. Wall mounted gas central heating boiler, appliance spaces, stainless steel sink with mixer tap and window and door to rear courtyard.

Door through to



### BATHROOM

7'10" x 6'7" (2.41 x 2.03 )



### BEDROOM

12'9" x 12'7" (3.90 x 3.86 )



With bath & shower over, wc, wash hand basin, extractor fan, window, radiator and fully tiled walls.



With bay window to fore, built in storage cupboards and radiator.

### REAR COURTYARD



A small yet convenient and low maintenance courtyard with gated access to the rear lane.

## MAISONETTE

With access from ground floor front entrance door, steps leading up to

## KITCHEN

10'7" x 6'5" max (3.23 x 1.97 max )



Comprising a fitted kitchen with range of base and eye level units, oven, appliance spaces, gas hob and window to rear. Access to

## BEDROOM

16'0" x 16'2" max (4.88 x 4.94 max )



With bay window to fore, original feature fireplace, alcove shelving and radiator.

## BATHROOM

9'10" x 4'2" (3.00 x 1.29 )



With bath and shower over, wc, wash hand basin, window to rear and half tiled walls.

## Stairs To Third Floor

## LOFT LIVING ROOM

23'4" x 15'11" max (7.13 x 4.86 max )

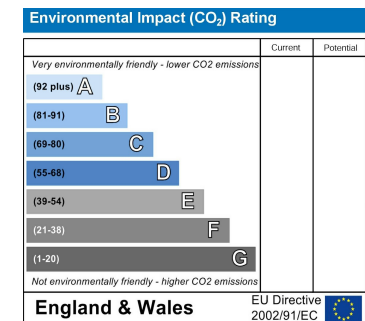
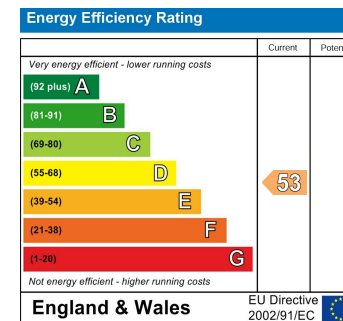
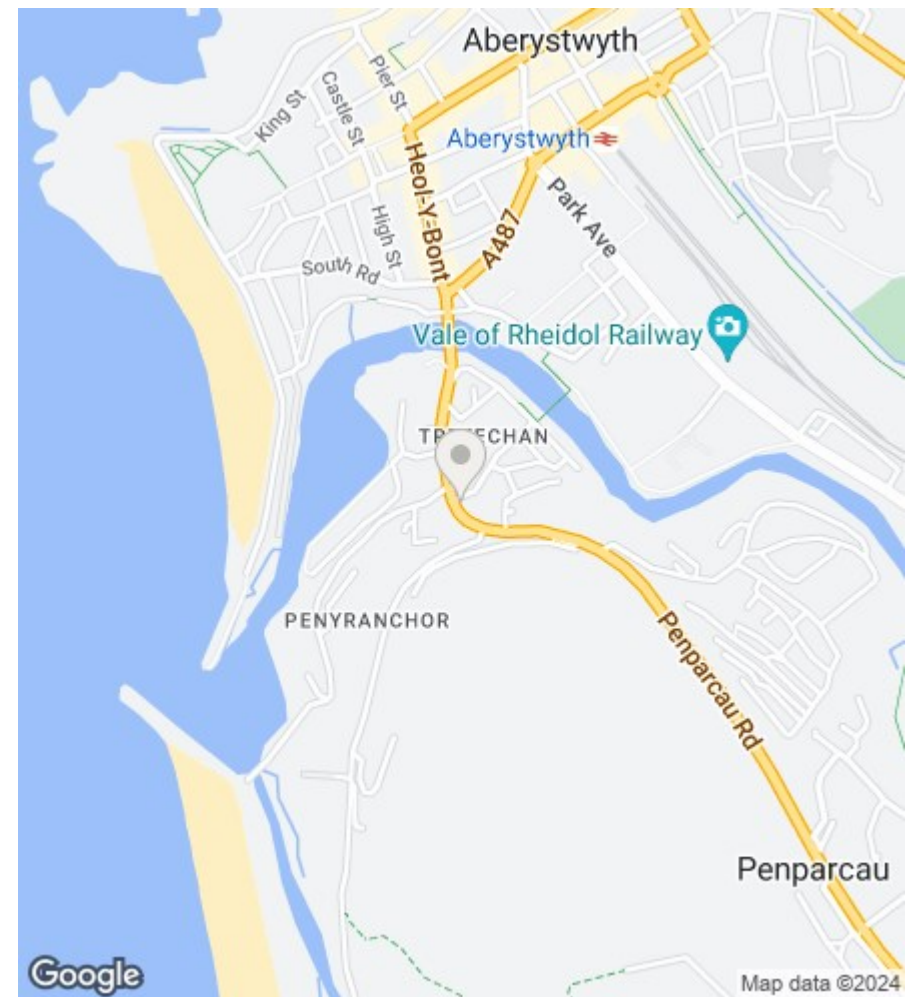


A spacious and bright lounge space with dormer windows to rear and fore, exposed wooden floorboards and radiator.



## DIRECTIONS

Proceed south out of town over Trefechan Bridge and the property is on your left almost directly opposite the Fire Station.



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