



**4 Heol Rhydygarreg,
Borth Ceredigion SY24 5NZ**
Guide price £140,000



Rhydygarreg is a crescent of housing association and ex local authority housing situated at Upper Borth. The village has a good selection of local amenities and is a popular coastal resort with a short distance of Ynyslas and the Dyfi Estuary and some 7 miles due north of Aberystwyth.

There are far reaching views from the well presented first floor flat and in addition there is a garden situated to the rear of the property.

TENURE:

Leasehold. 125 years lease granted 17th April 1989.

GROUND RENT:

£10

ANNUAL SERVICE CHARGE:

£31.18 and building/leaseholder insurance (management charge) £97.79.

SERVICES:

Mains electricity, water and drainage. Solid fuel central heating.

VIEWING:

Strictly by appointment through the sole selling agents Aled Ellis & Co Ltd , 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

The flat provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Side entrance door and stairs leading to the first floor flat.

ENTRANCE DOOR TO

LIVING ROOM

17'7 x 14'7 (5.36m x 4.45m)



A spacious room with bay window with bench seating and further window to fore with sea views. Fireplace with solid fuel range that runs the central heating, radiator and telephone point. Access to roof space.





MODERN KITCHEN

9'5 x 9'4 (2.87m x 2.84m)



Single drainer stainless steel sink unit with boiler mixer tap. Base and eye level units. Plumbing for automatic washing machine, appliance spaces. Windows to rear and side. Tiled splashbacks, cooker point, stainless steel extractor fan, ceiling lights.



BEDROOM 1
9'5 x 13'1 (2.87m x 3.99m)



Fitted wardrobe, window to fore with fine views,
radiator.

BEDROOM 2
10'9 x 12'8 (3.28m x 3.86m)



Airing cupboard, radiator and window to rear.

MODERN BATHROOM

6'8 x 6'5



Panelled bath with Triton shower over. Wash hand basin, WC. Manrose extractor fan, heated towel rail. Fully tiled, obscured window to rear.

EXTERNALLY

Part shared pedestrian path to flat and rear garden and garden shed.

Unallocated off road parking nearby.





DIRECTIONS

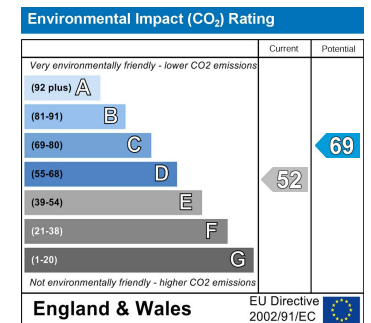
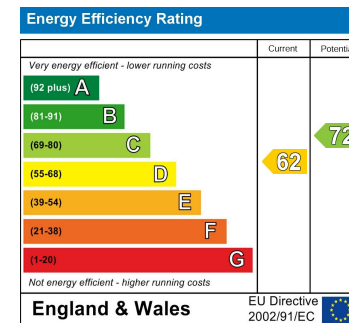
From Aberystwyth take the A487 north for about 4 miles to Bow Street. On the northern edge of the village turn left on to the B4353 Borth Road (signposted). At the mini roundabout turn left and proceed up the hill towards Clarach. On the brow of the hill turn left and Rhydygarreg is on your right hand side.

First Floor



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

4 Heol Rhydygarreg, Borth



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com