



**23 Gerddi Rheidol, Trefechan  
Aberystwyth Ceredigion SY23 1DB**

**Guide price £160,000**



The flat is one of the most spacious at Gerddi Rheidol as highlighted on the attached floor plan. The property benefits from full double glazing and Electric Night Storage Heaters. The Sun Balcony provides additional accommodation.

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 a 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 £146 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 only with the sole selling agents, Aled Ellis & Co, 16 Terrace Road, Aberystwyth. (01970) 626160 or sales@aledellis.com

### Communal Entrance Foyer

With staircase and lift to to the second floor and access to Guest Bedroom and Laundry Room.

### Front entrance door to

### Reception Hallway

Telephone security entrance system, walk in Airing Cupboard with Copper Hot Water Cylinder, door to

### Store Cupboard

7'1 x 4'4 (2.16m x 1.32m)

Fitted cupboard, night storage heater

### Living Room

15'2 x 18'5 max (4.62m x 5.61m max)



Attractive feature fireplace with electric fire. 2 Windows to the fore and night storage heater. Alternatively the Master Bedroom

### Bedroom 1

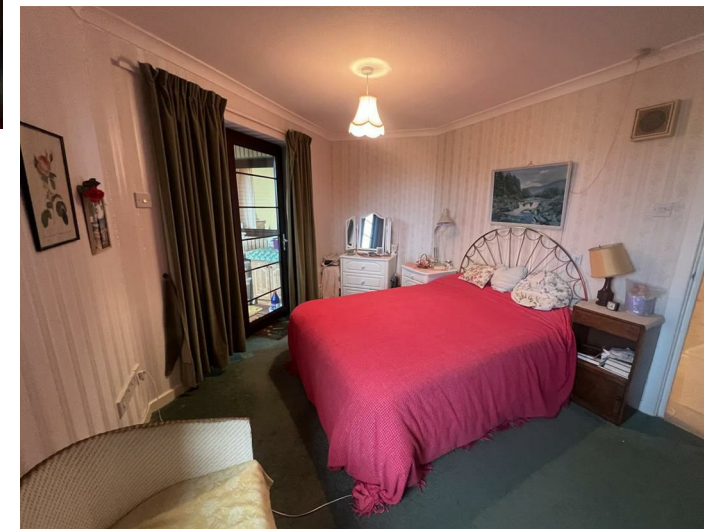
10' x 8'4 (3.05m x 2.54m)



Window to fore, night storage heater.

### Bedroom 2

16' x 10' (4.88m x 3.05m)



Alternatively the Living Room. Window to fore and access to

## Sun Balcony

6'4 x 8'6 (1.93m x 2.59m)

## Bathroom

7'1 x 5'7 (2.16m x 1.70m)

Bath with Shower over and screen, WC and Wash Basin. Dimplex Fan Heater, extractor fan, part tiled and heated towel rail

## Kitchen / Dining Room

13'4 x 9'7 max (4.06m x 2.92m max)



Single drainer sink unit. Base and eye level units with worktops and appliance spaces. Night storage heater.

## 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.

Apartments at Gerddi Rheidol have been designed specifically for the older person. Special features such as warden call and door entry system enable residents to enjoy independence with security.

Our apartments all have:-

- Easily operated double glazed windows
- Separate fitted kitchens
- Full warden call and security phone
- Specially designed bathroom suites
- Entry phone to enable front door to be opened without leaving your flat
- All switches and power points at convenient levels
- Television aerial and telephone outlets

Outside the privacy of your own front door there is ample amenities for the utmost convenience of every owner.

These include:-

- Landscaped gardens with lawns and planting
- Ample car-parking
- Guest bedroom with private facilities, fully furnished and available for use by visiting friends or relatives (need to reserve)
- Laundry room with electric washing machines and dryers. Direct access to a screened off drying area.
- Refuse store – no lifting of heavy bins
- Automatic passenger lift

### SALE

Apartments are sold on a 999-year lease. From the onset the Management are responsible for day-to-day management, including external maintenance, gardening, warden and other service.

*No car parking charges: No ground rent*

### RUNNING COSTS

There is a fully experienced team managing the residence both efficiently and economically. The service charge covers:-

- Cost of Warden's service (resides on site, available at scheduled times).
- Lighting and cleaning of communal areas
- Comprehensive insurance of the structure
- Maintenance of the structure
- Redecoration of common parts and exterior
- Maintenance of lift, alarm system and heating system
- Operating Laundry room
- Management of scheme
- Contents insurance
- TV Licence
- Water rates.

### PERSONAL COSTS

Compare these costs with what you are paying now and you will see how you can afford the security and the relief of maintenance worries.

Council tax, electricity, cooking, heating (separately metered) are the responsibility of the individual occupiers.

**Ground Floor**

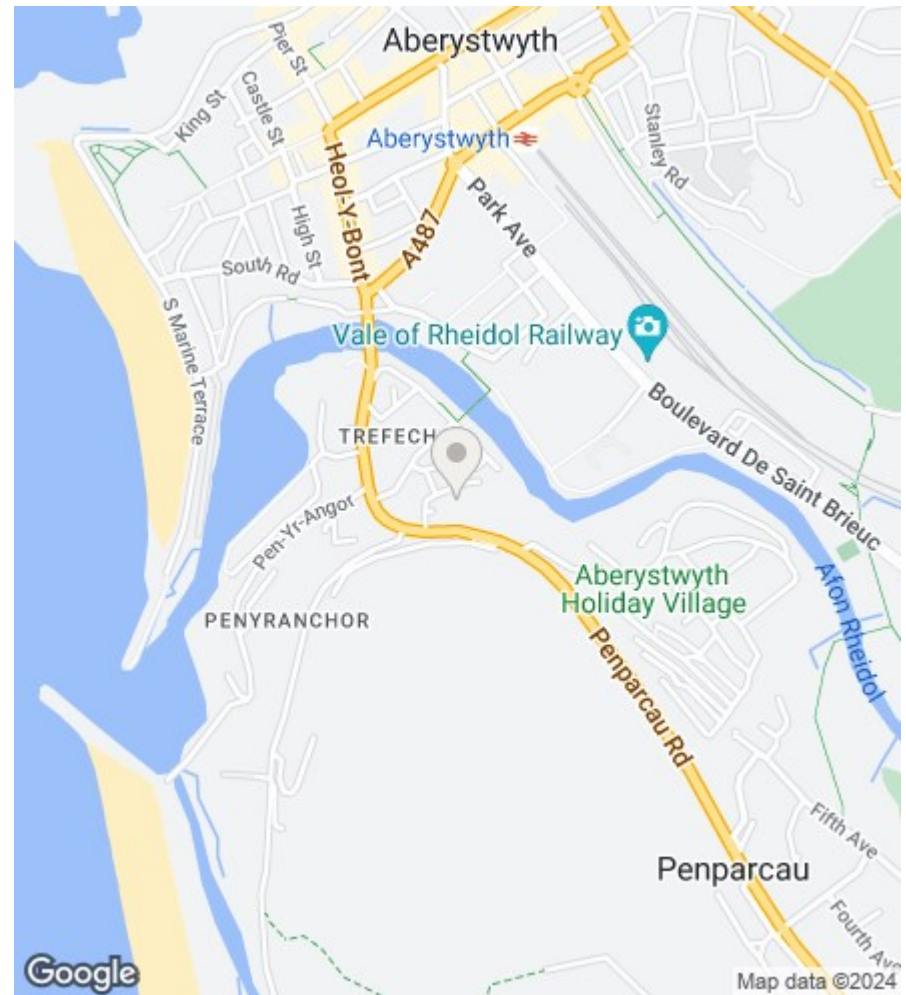
Approx. 86.9 sq. metres (935.5 sq. feet)



Total area: approx. 86.9 sq. metres (935.5 sq. feet)

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

**23 Gerddi Rheidol, Trefechan, Aberystwyth**



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	80	82

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com