



**45 GERDDI RHEIDOL
TREFECHAN
ABERYSTWYTH
SY23 1DB**



- **CONVENIENT EDGE-OF-TOWN LOCATION WITHIN WALKING DISTANCE OF ABERYSTWYTH TOWN CENTRE.**
- **PURPOSE-BUILT FIRST-FLOOR APARTMENT OFFERING SPACIOUS TWO-BEDROOM ACCOMMODATION.**
- **IDEAL PURCHASE FOR FIRST-TIME BUYERS, INVESTORS, OR THOSE SEEKING A LOW-MAINTENANCE HOME.**
- **BENEFITING FROM AN ALLOCATED PARKING SPACE FOR ADDED CONVENIENCE.**
- **SITUATED IN A VIBRANT COASTAL AND UNIVERSITY TOWN WITH EXCELLENT AMENITIES, EMPLOYMENT OPPORTUNITIES, AND LEISURE FACILITIES.**

Conveniently Located First Floor Apartment with Allocated Parking

Situated in a sought-after edge-of-town position, this purpose-built first-floor apartment offers well-proportioned and comfortable two-bedroom accommodation, ideal for first-time buyers, professionals, investors, or those seeking a low-maintenance home.

The property enjoys a convenient setting within easy walking distance of Aberystwyth town centre, just across Trefechan Bridge, providing excellent access to the town's wide range of amenities, shops, cafés, restaurants, and leisure facilities. Externally, the apartment benefits from an allocated parking space, adding to its everyday practicality.

Aberystwyth is one of Wales' most attractive coastal towns, renowned for its picturesque promenade, stunning Cardigan Bay coastline, vibrant cultural scene, and rich history. Home to the prestigious Aberystwyth University, the town offers a unique blend of academic, commercial, and recreational opportunities. Residents can enjoy beautiful beaches, scenic coastal and countryside walks, a thriving arts and music scene, and excellent sporting and leisure facilities. Major employers include Bronglais Hospital and National Library of Wales, making the town a popular place to live and work.

Offering spacious accommodation in a highly convenient location, this appealing apartment presents an excellent opportunity for owner-occupiers and investors alike.

PRICE: Offers invited in the region of £175,000

ACCOMMODATION (of approximate dimensions)

SECURE ENTRANCE FRONT DOOR TO

COMMUNAL

RECEPTION HALLWAY Stairs to the First Floor Accommodation:

Main Entrance Door into:

HALLWAY	Intercom handset, coat hooks, shelved storage cupboard, electric radiator, large walk-in airing cupboard housing the hot water cylinder and doors leading off to:
LIVING ROOM	12'1 x 11'2 Double glazed windows to side and rear, electric radiator.
KITCHEN	13'9 x 8'11 Base and wall units, single bowl and drainer sink unit with mixer taps over, plumbing for washing machine, 4 ring electric hob, electric oven, tiled splashbacks, double glazed window to side and tall unit.
BEDROOM ONE	10'11 x 10'8 Double glazed window to rear and electric radiator.
BEDROOM TWO	10'7 x 7'8 Double glazed window to rear and electric radiator.
BATHROOM	8' x 6'1 Low level flush WC, pedestal wash hand basin, panelled bath with 'Redring' shower over, tiling to water sensitive areas, extractor fan and shaving light and point.
EXTERNALLY	Dedicated car parking space.
TENURE	We are advised that the property is Leasehold. We are advised that a 99 year lease was granted on the 25 December 1997. TBC by the Agents

SERVICES We are advised that Mains Water, Drainage and Electricity is connected to the property

VIEWING Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

What3Words: [///fuzz.vintages.irony](https://www.what3words.com////fuzz.vintages.irony)

COUNCIL TAX We are advised that the property is currently in Band C

PROOF OF FUNDING We will require evidence of funding prior to formally accepting an offer for this property (subject to contract)

MONEY LAUNDERING Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

GENERAL All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

45 Gerddi Rheidol Trefechan ABERYSTWYTH SY23 1DB		Energy rating C
Valid until 7 December 2033	Certificate number 2521-1312-1191-1420-3131	









