



**11A Rheidol Terrace,
Aberystwyth SY23 1JU**
Guide price £175,000



An excellent opportunity to acquire an end of a terrace 3 bedroomed investment property overlooking Aberystwyth's picturesque Marina.

The property is situated by the Marina and is just a few steps away from Aberystwyth's Promenade and beach. It is also a short walking distance to the town centre providing for a good range of both local and national retailers. The ever popular University town is also convenient to the Railway Station and regular bus services.

TENURE

Freehold.

SERVICES

All mains services connected.

Gas fired central heating with combi boiler.

COUNCIL TAX BAND

Band C.

Entrance Door into

Hallway

Living Area

15'3" x 11'0" (4.66m x 3.36m)



With radiators window to fore

Kitchen Area

5'3" x 10'0" (1.62m x 3.05m)



Comprising base units with fitted oven, hob and extractor fan over. Stainless steel sink, washing machine and fridge freezer. Tiled splashback walls with window to rear.

Inner Hallway



Stairs to first floor accommodation and door to

Downstairs WC



With wc, wash hand basin and housing the Gas Fired Central Heating combi boiler.

First Floor

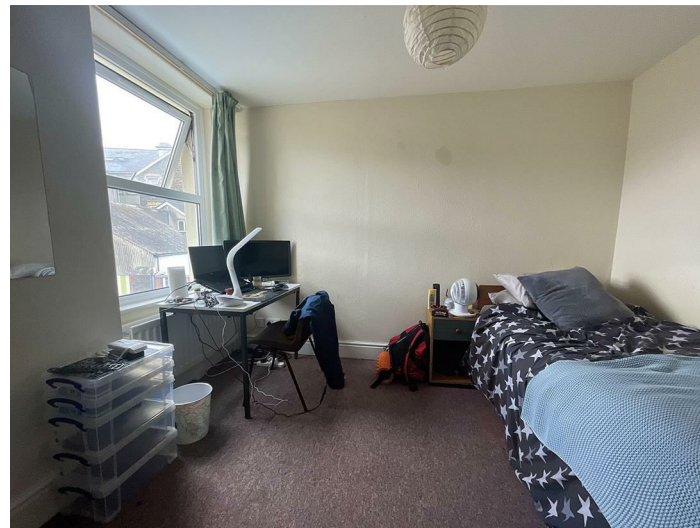
Bathroom



Comprising wc, panelled P shaped bath with shower and screen over. Obscured window and tiled splashback.

Bedroom (1)

10'10" x 8'11" (3.31m x 2.73m)



With radiator and window to fore.

Second Floor

Bedroom 2

5'4" x 14'2" (1.64m x 4.34m)



With window to fore and radiator.

Bedroom 3

9'7" x 9'10" (2.93m x 3.02m)

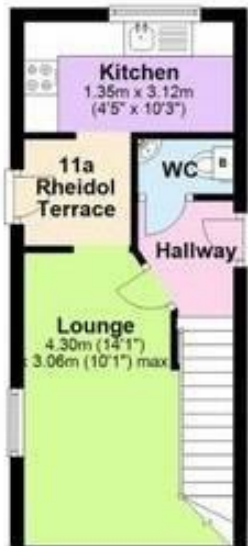


With two windows to fore and radiator.

Externally

There is a right of way through the rear yard to the external side gate.

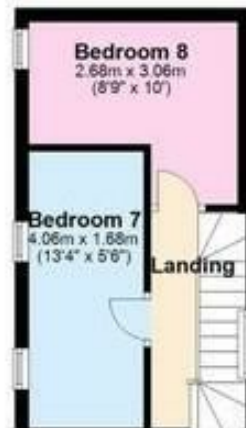
Ground Floor



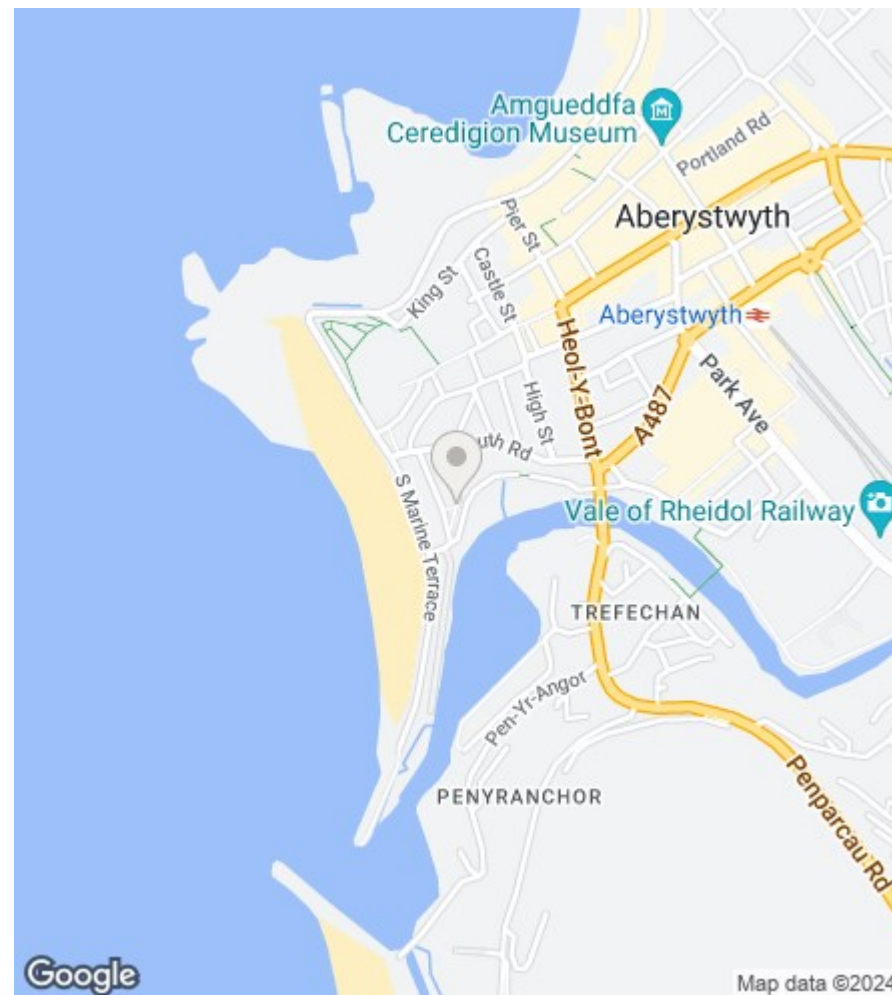
First Floor



Second Floor



Colenso. 11A Rheidol Terrace, Aberystwyth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	89
England & Wales	EU Directive 2002/91/EC		

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			
England & Wales	EU Directive 2002/91/EC		

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