

NEW
INSTRUCTION



Flat 12 Gwen-y-Don, Cliff Terrace, Aberystwyth, Ceredigion, SY23 2DN

Offers in the region of £95,000

First Floor Flat
One Double Bedroom
Convenient to Town, University and Promenade
Patio Area with Sea Views
Ideal First Time Buy or Investment

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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.

GH/BT/5001/261110

DESCRIPTION

REDUCED FROM

£97,500. Being set at the foot of Constitution Hill in a convenient position to the town centre and within easy reach of the Promenade and Cardigan Bay Coastline, this first floor double bedroom flat is ideally placed for the town's many amenities, the University, hospital and recently constructed WAG and County Council Offices. Benefiting from a recently installed gas fired central heating system, the property enjoys use of a patio area to the side with its sea views. This flat is an ideal first time, investment or holiday buy!

Main entrance door into:

RECEPTION HALLWAY

Electric boxes, coat hooks, doors off to:

FORMER CLOAKROOM

4'6 x 3'7 (1.37m x 1.09m)

Now utilised as a utility/store but could easily be reverted to a cloakroom if so desired, plumbing for washing machine, window to side.

**OPEN PLAN LOUNGE/
KITCHEN**

16'4 max x 12'11 (4.98m max x 3.94m)

Bay window to side, double radiator, real flame gas fire, alcove cupboard, base and wall

units, 1 ½ bowl single drainer sink unit with mixer tap over, appliance space, electric 4 ring hob, electric oven, 2 windows to side, coved ceiling, tiled splashback, door through to:

DOUBLE BEDROOM

12'11 x 8'9 (3.94m x 2.67m)

Window to side, radiator, glass panel French doors to exterior with slate step, Worcester gas fired central heating boiler set in shelved linen cupboard, door to:

SHOWER ROOM

5'9 x 4'5 (1.75m x 1.35m)

Glazed and tiled shower cubicle with Triton shower, low level flush WC, window to side, wash hand basin, radiator.

EXTERNALLY

The property benefits from use of the communal grounds which also consists of a communal yard area to the side of the Flat and which is accessed via double doors leading from the Bedroom. Please note that this area can only be accessed from Flat 12. Steps leading onto Constitution Hill with distant sea views.

SERVICES

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

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Aberystwyth Office, proceed along Terrace Road bearing right onto North Parade and enter the left-hand junction turning left onto Queens Road. Follow this road to the end to the foot of Constitution Hill bearing right in front of the Cliff Railway Station where Gwen y Don will be found a short distance along on the left-hand side of the road.

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A bright, airy living room with a fireplace, built-in shelving, and a dining area. The room features light-colored walls, a large window with sheer curtains, and a wooden dining table with chairs. A fireplace with a dark surround is positioned against the wall, and a built-in white shelving unit is visible on the left. The floor is covered in a light-colored carpet, and a patterned rug is partially visible in the foreground.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>100-100 A</p> <p>88-91 B</p> <p>62-80 C</p> <p>35-58 D</p> <p>33-54 E</p> <p>21-38 F</p> <p>1-20 G</p>		67	67	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-100 A</p> <p>88-91 B</p> <p>62-80 C</p> <p>35-58 D</p> <p>33-54 E</p> <p>21-38 F</p> <p>1-20 G</p>		61	61
<p>Not energy efficient - higher running costs</p>				<p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>		<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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