



Trefechan

£125,000



The perfect first time buy or investment property. One bedroom apartment with modern interiors and the convenience of being close to Aberystwyth town and harbour. Currently a successful rental with parking on the streets available nearby. Come take a look!

- GROUND FLOOR APARTMENT
- MODERN INTERIORS
- GREAT FIRST TIME BUY / INVESTMENT
- ALREADY SUCCESSFUL RENTAL
- MOMENTS FROM THE HARBOUR
- GAS CENTRAL HEATING
- COURTYARD

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

sales@alexanders-online.co.uk

www.alexanders-online.co.uk

Call 01970 636000 to arrange a viewing

BOTTOM FLOOR APARTMENT

This ground floor apartment is close to both town centre and the harbour! Could be a great first time home or a buy to let. Inside you have a porch, lounge, kitchen and bathroom. Outside of the property you can park on nearby streets, there is also a rear patio area, great for table and chairs.

PROPERTY COMPRISES

The apartment is heated via gas central heating. All main services are connected. Unless expressly stated all rooms have a range of power points and radiators. Council tax band TBC.

PORCH

On entry to the apartment you come into the porch which leads you into the lounge.

LOUNGE

15' 7" x 11' 3" (4.76m x 3.45m) Neutrally decorated and fully carpeted. Window to side overlooking private courtyard. Under stair storage. Door to kitchen and bedroom. Range of power points.

KITCHEN

8' 4" x 11' 3" (2.56m x 3.44m) As we go into the kitchen area we have fitted contemporary white base and eye level units, with wooden roll top work surfaces over, the kitchen has a sink, space for fridge and freezer, built in oven and electric cooker with extractor. Space and plumbing available for washing machine. Fuse box and boiler can be found here.

BATHROOM

6' 5" x 7' 11" (1.96m x 2.43m) Modern white suite comprising bath with shower over, pedestal wash basin and low flush WC. Privacy window to side.

BEDROOM

12' 8" x 12' 6" (3.87m x 3.83m) Large double bedroom, ready for the next owner to put their own stamp on. Built in storage and shelving. Window to front.

COURTYARD

Access via the kitchen and rear of the property.



**IMPORTANT INFORMATION****MONEY LAUNDERING REGULATIONS 2021 -**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

TBC

Energy Efficiency Rating

53

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

Alexanders Residential Sales

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Terrace Road
Aberystwyth
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Opening Hours

Monday - Friday: 9am -6pm
Saturday: 9am - 5.30pm
Sunday: 11am - 4pm

Contact Us

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