



Borth

£155,000



Looking for a home near the beach? In the popular holiday destination of Borth, we present this two bedroom modern apartment. Located in between the train station and bus stop, it is near all the amenities and has direct travel to the seaside town of Aberystwyth or Birmingham. Modern throughout, chain free and a great investment opportunity!

- TWO BEDROOM SEASIDE APARTMENT
- RECENTLY REFURBISHED
- OPEN PLAN LIVING
- SECOND FLOOR APARTMENT
- THE POPULAR VILLAGE OF BORTH
- LOCATED BETWEEN THE BUS STOP & TRAIN STATION

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

CAMBRIAN TERRACE

Flat 2, 9 Cambrian Terrace is the perfect apartment for those looking for a first home or investment opportunity. Please get in touch for more information on rental investment details. Recently refurbished to a high standard, brand new carpets and freshly painted, this apartment is ready to move straight in!

PROPERTY COMPRISES

Unless expressly stated, all rooms have power points, UPVC double glazing and is heated via electric heating. All main services are connected and the property is ready to move straight into. Mains drainage, telephone subject to BT. Council Tax B. Property is leasehold 999 years. The service charge is £500 p.a.

OPEN PLAN LIVING

19' 3" x 18' 4" (5.87m x 5.60m) Wonderfully modern fitted kitchen with base and eye level units, induction 4 ring hob. Stainless steel sink and drainer with mixer tap over, and space and plumbing for washing machine. Breakfast bar with seating for four.

With large bay window flooding the space with natural light and view of the sea the living area has modern smart electric panel radiator, space for sofas and a coffee table - the perfect space for entertaining!

BATHROOM

5' 6" x 7' 10" (1.70m x 2.40m) Modern bathroom comprising low flush WC, hand wash basin and bathtub with shower over.

MASTER BEDROOM

11' 5" x 8' 9" (3.49m x 2.67m) Along the hallway, down the corridor you have the master bedroom located at the other end of the apartment. Large window overlooking the rear. Neutrally decorated with built in shelving perfect for belongings.

BEDROOM TWO

8' 8" x 14' 9" (2.65m x 4.52m) Another double bedroom with built in storage. Window overlooking the rear. A room perfect for spare room or study.





IMPORTANT INFORMATION **MONEY LAUNDERING REGULATIONS 2022 -**

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

B

Energy Efficiency Rating

54

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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Opening Hours

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

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

Contact Us

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