



FOR SALE BY PRIVATE TREATY

Sought after promenade sea aspect 2 bedroom first floor flat with lift access, immaculately presented.

**2 LLYS Y BRENIN
TERRACE ROAD
ABERYSTWYTH SY23 2AP**



Occupying a most enviable location fronting the promenade with direct views over Cardigan Bay. Refurbished, nautical themed to a high standard contemporary style.

Vendor Likes:

Sea views
Lift access
Balcony

Agent Likes:

Refurbished nautical theme
Open plan style
Convenient to shops

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

2 Llys Y Brenin, Terrace Road, Aberystwyth, SY23 2AP

COMMUNAL ENTRANCE HALL

Lift & staircase. Front & rear access.

THE FLAT

HALL



White wood effect laminate floor extending throughout the flat. Night storage heater. Door entry system. Fitted walk in storage/airing cupboard 5'8 x 2'9

OPEN PLAN LIVING/DINING/KITCHEN

16' 3" x 19' 3" (4.95m x 5.87m)

LIVING AREA



16' 3" x 11' 10" (4.95m x 3.61m)
Promenade & sea views. French door with side pane access to BALCONY. Front window. Night storage heater. Breakfast/dining bar for four with cupboard under.



KITCHEN AREA



11' x 7' (3.35m x 2.13m)

Modern white door and contrasting work top with bevelled tiled wall splash back to base and wall units. Inset single drainer stainless steel sink unit. 4 ring electric hob with extractor over and oven under. Space for fridge.

SHOWER ROOM



7' x 7' (2.13m x 2.13m)

Large walk-in shower with panelled side, Triton electric shower unit. Vanity wash and basin with cupboard and fitted low flush WC:

BEDROOM 1 (twin)



9' 8" x 14' 10" (2.95m x 4.52m)

Sea views. Electric panel radiator.

BEDROOM 2 (double)



7' 9" x 12' (2.36m x 3.66m)

Sea views. Electric panel radiator.

SERVICES

Mains electric, water & drainage. Electric heating. Full uPVC double-glazed

COUNCIL TAX

Band 'E'

LEASE LENGTH

162 year lease expires 2185

SERVICE CHARGE

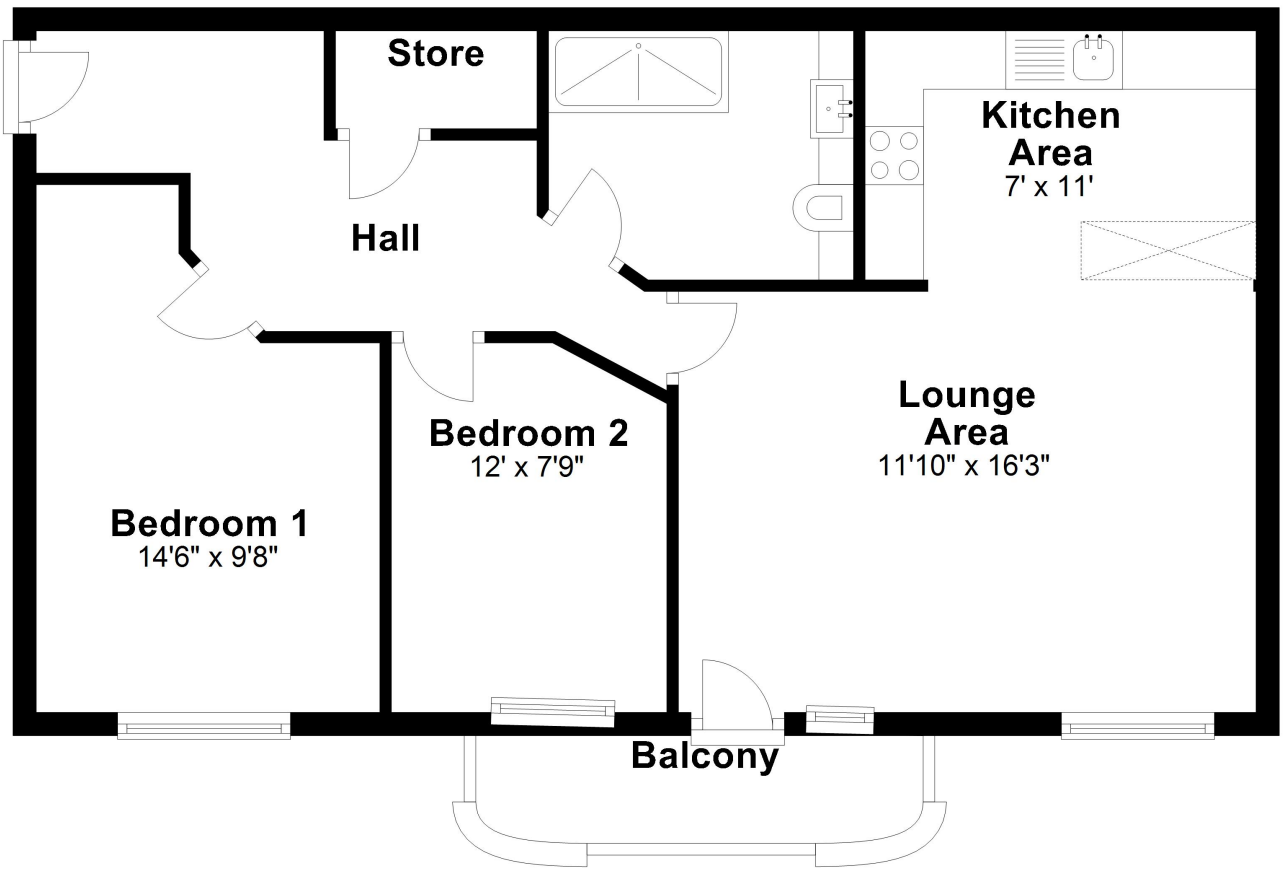
£115 pcm

VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1AS
(01970) 617179
24-hour answer phone

PRICE:

£255,000



Floor plan for illustration purposes only, accuracy not guaranteed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		