

## South Marine Terrace

	4
	2
	1

Viewing Arrangements  
Strictly by appointment  
through Alexanders

## South Marine Terrace      Asking Price £335,000

A stunning contemporary seaside home on the promenade in Aberystwyth, in the heart of West Wales.

A rare opportunity to buy a 4 bedroomed split level newly renovated home on South Marine Terrace, a historical seaside promenade. One of very few properties in Aberystwyth town centre with garage to the rear. Front facing panoramic views of cardigan bay with rear views of the town and notable landmarks including Aberystwyth Castle, The National Library and Constitution Hill. A home with the beach just across the road....

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
W: [www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
T: 01970 636000

## South Marine Terrace

	4
	2
	1



### KITCHEN -

Large/ Newly fitted open plan kitchen in a contemporary elegant style with quality fittings and appliances. Plenty of storage cupboards, hidden pantry and bench preparation space. Flooring is stylish and practical and there is an exposed central beam on show as a nod to the traditional Victorian construction of this property. Co-ordinating breakfast bar with panoramic views over the beach and Cardigan bay provides a perfect place to work on your laptop with a coffee or enjoying drinks with friends at sunset.

### LIVING ROOM -

West facing light filled living room with wide front facing bay windows overlooking South promenade, the beach and currently the sellers favorite spot for dolphin watching on a clear day. Contemporary log burner to provide warmth and a cosy atmosphere on chilly evenings.

### BATHROOM -

Newly fitted black stone tiled floor with contrasting light wall tiles, a corner shower cubicle, WC and wash basin, all in immaculate condition.



## South Marine Terrace

	4
	2
	1



### **TOILET -**

Located on the top floor, convenient second toilet. Potential for full second bathroom or a split space for generous storage.

### **BEDROOM ONE -**

Double bedroom with built in wardrobes on either side.

### **BEDROOM TWO/HOME OFFICE -**

Front facing and generous in proportion this is the dream space to call your bedroom or office.

### **BEDROOM THREE -**

Built in wardrobes on either side, town views from the bedroom window.

### **BEDROOM FOUR -**

Up on the top floor, this room is located at the back of the property so again enjoys the gorgeous aspect out over Aberystwyth town. This light and airy space would work wonderfully as a studio and is currently used as a home gym and yoga room.

# South Marine Terrace

	4
	2
	1



## South Marine Terrace

	4
	2
	1

