

## Trefechan

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Local Authority  
Ceredigion County Council  
Council Tax Band

C  
Energy Efficiency Rating  
D

Viewing Arrangements  
Strictly by appointment  
through Alexanders



# Trefechan

# Asking Price £145,000

## One bedroom apartment with fantastic loft/lounge room

The perfect first time buy or investment property. One bedroom apartment with modern interior, Walking distance to Aberystwyth town center and marina. Currently a successful rental with parking on the streets available nearby.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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T: 01970 636000

## Aberystwyth



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### PROPERTY COMPRISES

Unless expressly stated all rooms have a range of power points, double glazed windows and radiators. The apartment is heated via gas central heating and provides modern interior. On entry to the flat, you enter through porch and another door to stairs. Stairs lead up to the first floor where you have the kitchen area, door to bathroom, door to bedroom and stairs to loft/lounge room.

### KITCHEN

11' 3" x 6' 2" (3.44m x 1.88m) Open plan kitchen that has been fitted with a range of base and eye level units. Window to side. Plumbing and space for washing machine. Single bowl, single drainer and stainless steel sink.

### BATHROOM

9' 10" x 4' 1" (3.00m x 1.26m) Bathtub with shower over. Low flush WC. Hand wash basin. Window to side.

### BEDROOM

17' 3" x 15' 0" (5.28m x 4.59m) Substantial room neutrally decorated and fully carpeted. Fire place. Two windows to front of the property.

### STAIRS TO LOFT/LOUNGE

22' 8" x 17' 3" (6.93m x 5.26m) Stairs rise and turn to loft which is currently used as a lounge area. Two windows either side of the property. Neutrally decorated and wooden floor.



All please note: Whilst every care is 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. Measurements are approximate and plans included are for illustrative purposes.

# Aberystwyth



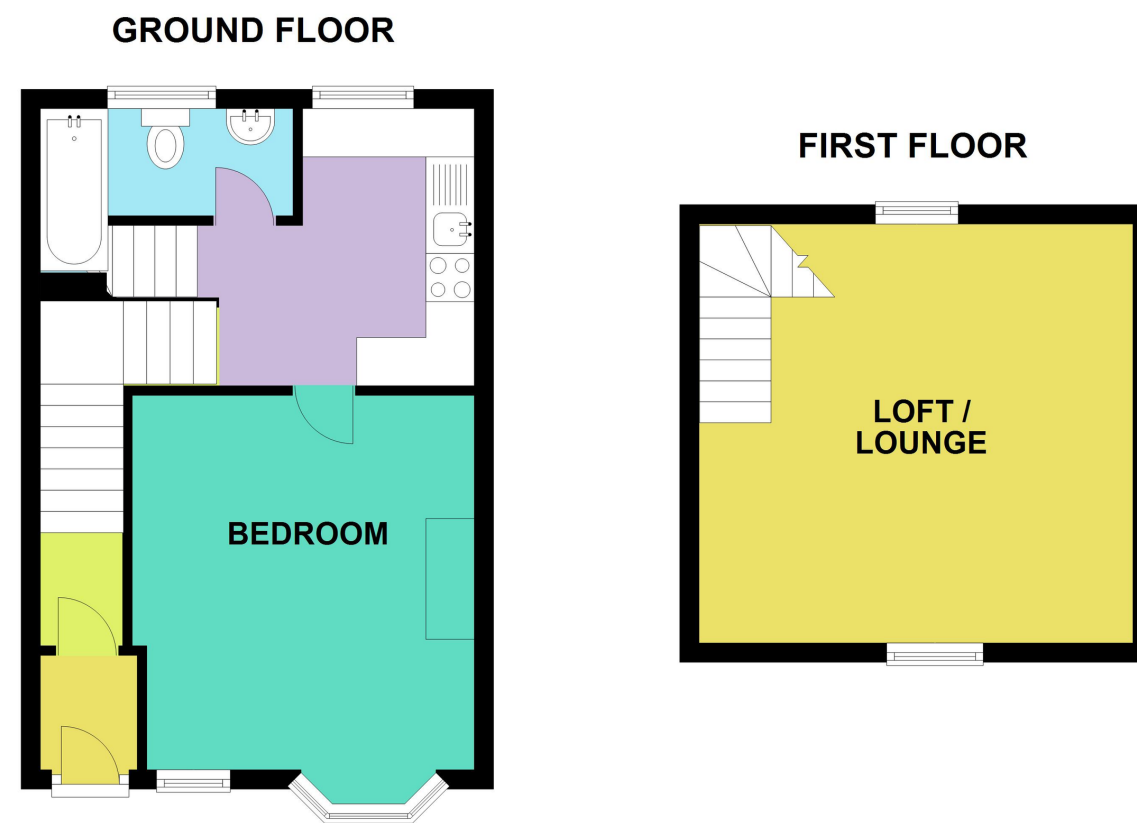
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Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2023

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

## COPYRIGHT

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### Opening Hours

Monday - Friday: 9am to 6pm  
Saturday: 10am to 4pm

### Alexanders Residential Sales

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