

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 £135,000

One bed apartment with modern interior, walking distance of Aberystwyth town centre.

This ground floor apartment is close to both the town center and Marina! 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.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk

W: www.alexanders-online.co.uk

T: 01970 636000



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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.



Aberystwyth

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BATHROOM

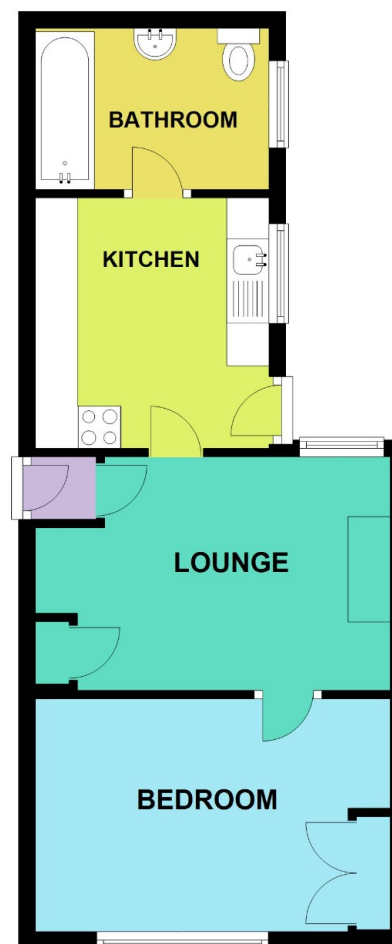
6' 5" x 7' 11" (1.96m x 2.43m) Modern white suite comprising bath with shower over, pedestal wash basin and low flush WC. Privacy window to side.

BEDROOM

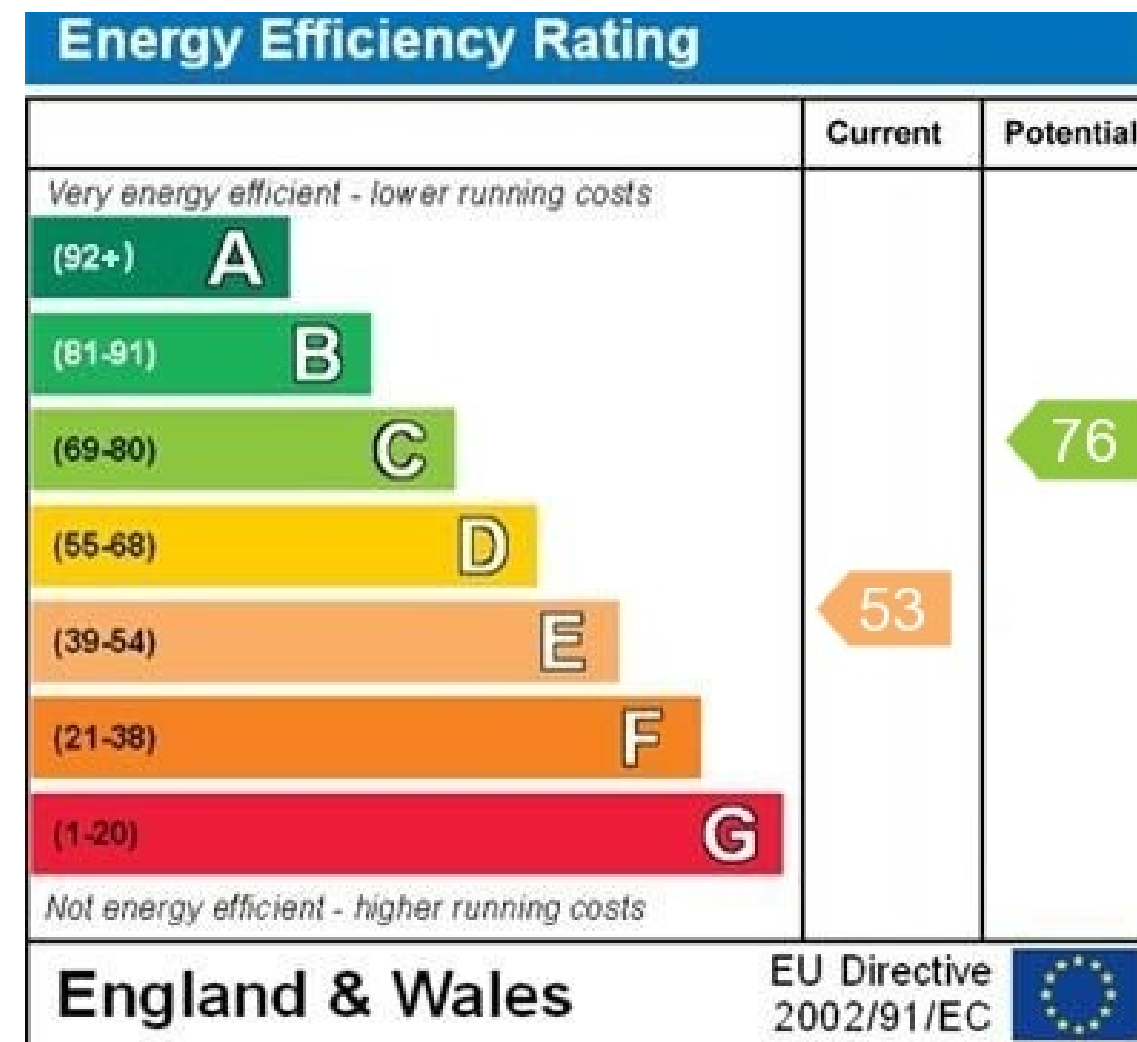
12' 8" x 12' 6" (3.87m x 3.83m) Large double bedroom, ready for the next owner to put their own stamp on. Built in storage and shelving. Window to front.

Access via the kitchen and rear of the property.

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.



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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

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Opening Hours

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

Alexanders Residential Sales

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000