



## Trefechan

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Viewing Arrangements  
Strictly by appointment  
through Alexanders

## Y Lanfa

Asking Price £229,000

A desirable two bedroom, first floor apartment on the highly sought after Aberystwyth Marina.

This two bedroom, first floor apartment is conveniently located in Trefechan on the Aberystwyth Marina is within a few minutes' walk of the town center and beach. This home offers all the modern conveniences include gas fired central heating and full double glazing. The cherry on top is the double doors from the living room opening onto a balcony from which you can enjoy views over the boats on Marina and Cardigan Bay.

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Aberystwyth  
Ceredigion  
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### LIVING ROOM

Really something to behold with a large open-plan feel, an archway leading through to the modern kitchen and communicating sliding door into the dining area. The living room also houses a gas fire for those colder winter evenings. The center piece of this room is the double doors which lead out onto the balcony and the gorgeous views beyond. It's easy to imagine yourself soaking in the tranquil location with a coffee and the sound of seabirds and boats on a sunny morning or taking in the beautiful sunsets with something a little stronger.

### DINING ROOM

Being in the dining room of this apartment you're surrounded by beautiful views of the coast and marina. With two large windows it has the joys of the outdoor surroundings combined with indoor comforts.

### KITCHEN

A modern kitchen comprising of light grey units, white marble-effect worktop, stainless steel appliances and grey wood-effect laminate flooring. Complete with electric oven and ceramic hob with overhead extractor. The open-plan nature of the kitchen allows for a social cooking environment.



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### **BEDROOM ONE**

First of the two bedrooms is a large, bright double bedroom. Neutrally decorated with crisp white walls and light grey carpets.

### **BEDROOM TWO**

The second bedroom could be utilised as a comfortable double bedroom or repurposed as an office space. It has a light airy feel from a large window and those fresh white walls.

### **BATHROOM**

The recently refurbished bathroom is modern and clean with white suite to include toilet, basin and bath with shower overhead and white, silver-flecked aqua panelling to water sensitive areas.

### **UTILITY ROOM**

A fully equipped utility/cloakroom area to tuck away washing, coats and shoes. Complete with plumbing for washing machine and dryer and with units for storage.



Council Tax Band  
**E**



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, misstatement or use of data shown. AEA Management Ltd  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

## IMPORTANT INFORMATION

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## 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.