



PHILIP EVANS
ESTATES



Y Lanfa, Trefechan, Aberystwyth, SY23 1AS

£270,000 ASKING PRICE

A modern 2 bedroom ground floor flat. Located in a highly sought after location with incredible view over the Marina basin.

The property comprises of two double bedrooms, open plan lounge/ kitchen/ dining room and bathroom/WC (separate shower).

The property benefits from gas central heating, double glazing throughout, garden and off street parking.

Leasehold. Chain free.

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

FOR SALE



The Marina was constructed around 1995 by a local developer and has since become one of the best Marina's in Wales offering first class facilities in addition to luxury apartments.

LOCATION

The property is conveniently located on the edge of Aberystwyth and within walking distance to all amenities.

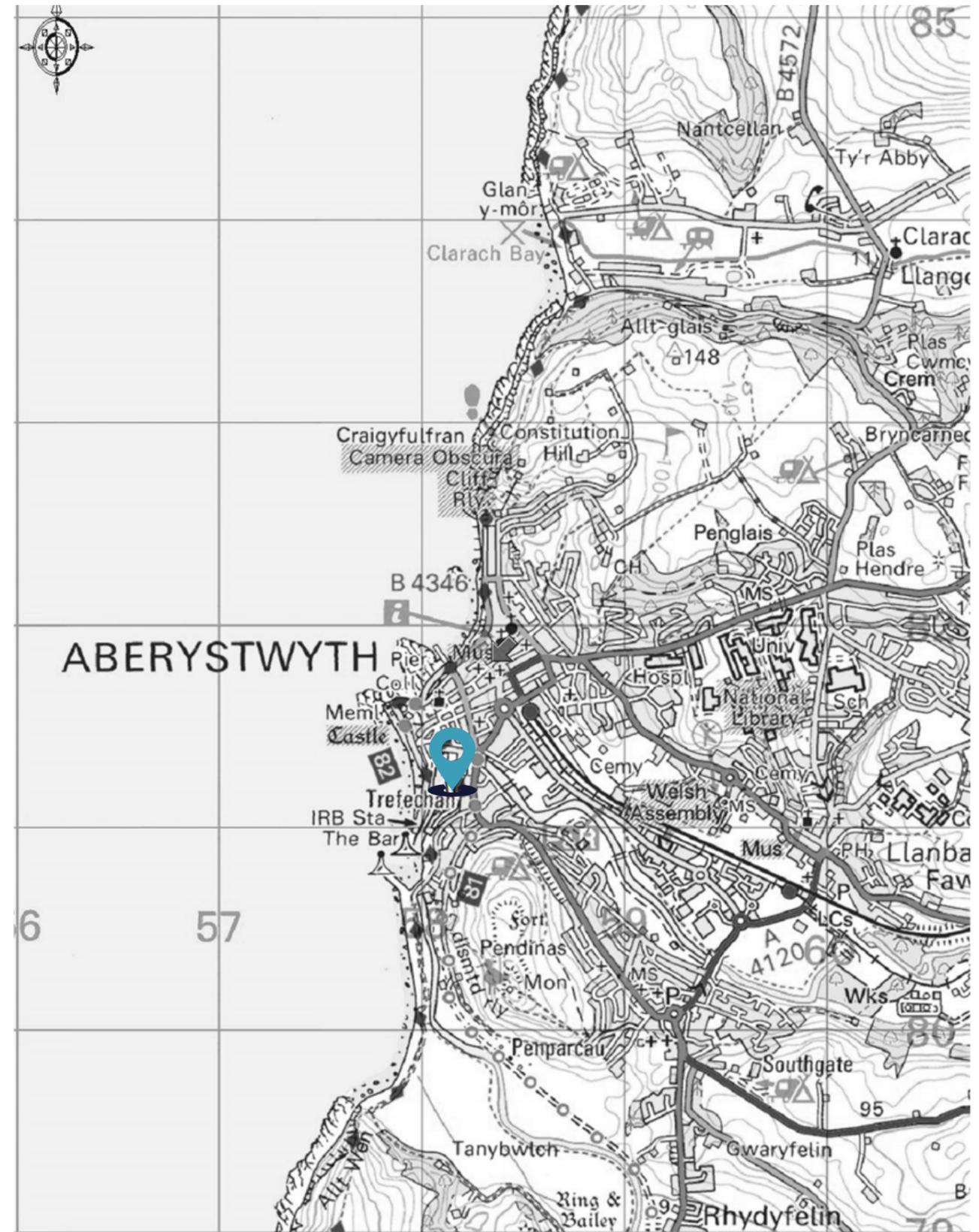
As the largest town in Mid Wales, Aberystwyth benefits from the Welsh Government Offices, The National Library of Wales, Aberystwyth University, Bronglais General Hospital and education in both English and Welsh.

CONSTRUCTION

The property was constructed in 1995 and is conventionally built with cavity concrete block with roughcast render and stone feature walls all under a slated roof.

AGENT COMMENTS

This apartment benefits from outstanding views overlooking Aberystwyth Marina and Cardigan Bay. It is an ideal opportunity for an owner occupier or investor. It must be viewed to be fully appreciated.





GROUND FLOOR

Entrance Hallway

Carpet. Radiator. Intercom.

Inner hall with access to:

Bedroom 1

3.56m x 2.97m

Carpet. Radiator. Window to the rear.

Bedroom 2

3.56m x 2.57m

Carpet. Radiator. Window to the rear.

Bathroom

3.01m x 2.71m

White sanitaryware to include bath separate shower, WC and freestanding wash hand basin with vanity unit below. Tiled flooring and wall tiles.

Airing cupboard

Lounge/ Kitchen/ Dining Room

4.32m x 6.88m

Wooden flooring. Radiator. Window to the rear. Patio doors to rear garden.

Fitted wall and base units. Integrated electric hob. Integrated electric oven and microwave in tower block. Integrated washing machine. Integrated dishwasher.

Cupboard

Housing the gas boiler.

Storage cupboard

External

Rear garden with paved seating area. Uninterrupted views over Aberystwyth Marina.

SERVICES

Chain | No chain

Tenure | Leasehold

(with 970 years remaining)

Ground Rent | Peppercorn

Service Charge | £1,728 per annum

Heating | Gas Central Heating

EPC | 78 (C)

Gas | Mains

Electric | Mains

Water | Mains

Sewerage | Mains

Telephone | BT

Tax Band | Band E £2,700.69 2024/25





Ground Floor
Approx. 68.7 sq. metres (739.2 sq. feet)



Total area: approx. 68.7 sq. metres (739.2 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

VIEWING

All viewings will be accompanied and are strictly by prior arrangement through Philip Evans Estates.

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