



**PHILIP EVANS**  
ESTATES



# Y Lanfa, Trefechan, Aberystwyth, SY23 1AS

**£259,950** ASKING PRICE

A modern front facing second floor two bedroom apartment situated in the popular Y Lanfa building with stunning views over Aberystwyth Marina.

This apartment comprises of two double bedrooms, bathroom, open plan lounge/ kitchen/ dining area with access onto balcony.

Leasehold. Chain free.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	82   B
69-80	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 marinas 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 of all amenities.

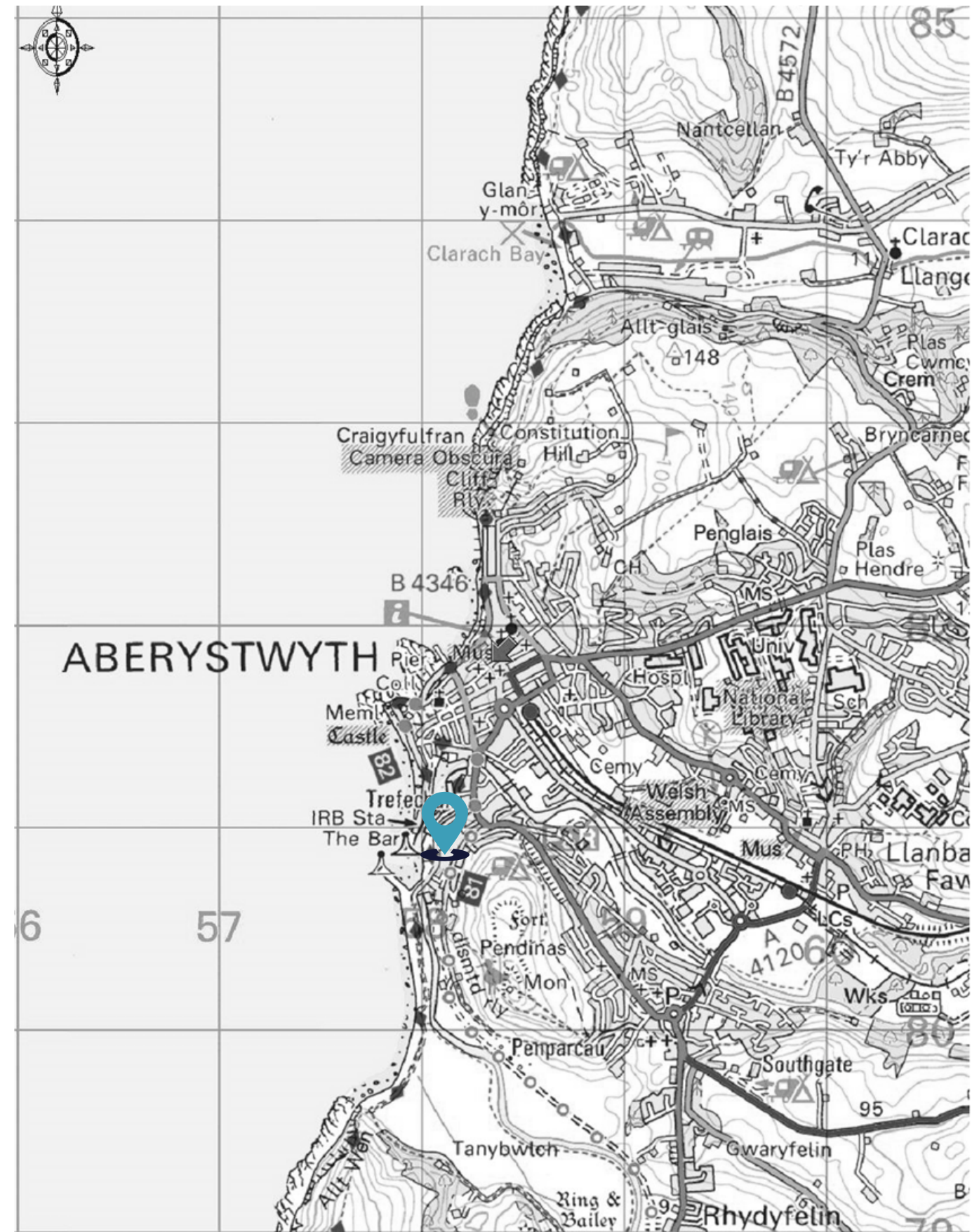
As the largest town in Mid Wales, Aberystwyth benefits from the Welsh Government Offices, The National Library of Wales, Aberystwyth University, Bronglais General Hospital and education in both English and Welsh.

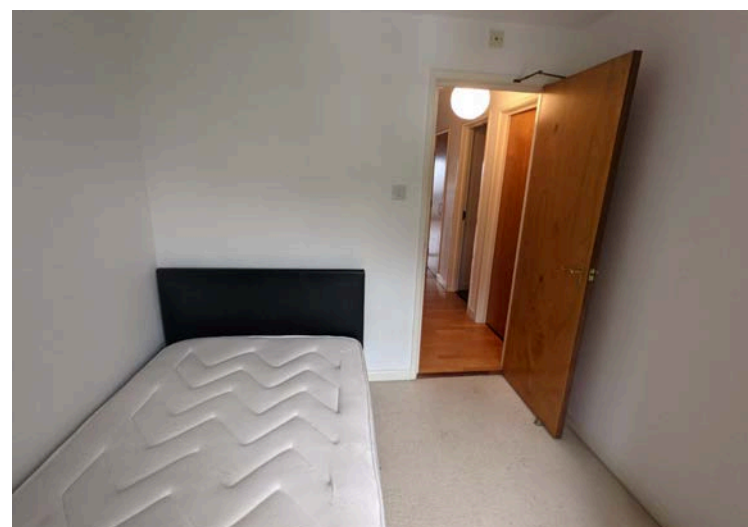
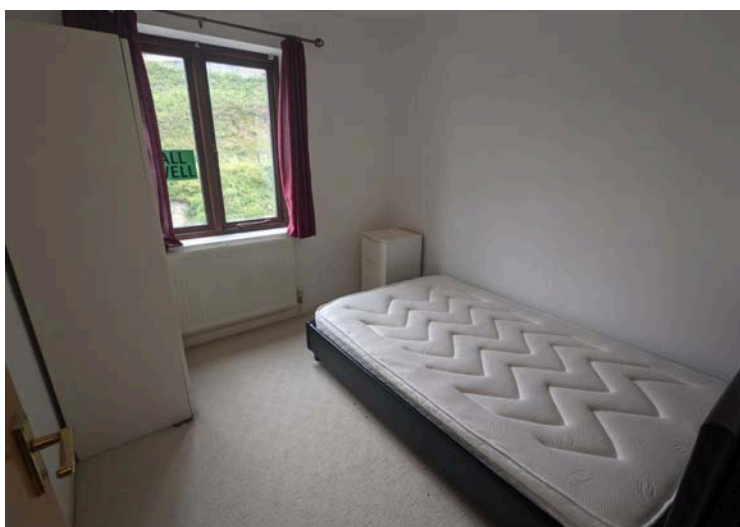
### CONSTRUCTION

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

Main entrance accessed from the rear parking area with internal staircase and post boxes for the apartments.

## SECOND FLOOR

### Entrance Hallway

Apartment entrance provides access to all rooms. Wooden floor. Storage heater. Fuse box. Intercom phone connecting to the main entrance door. Radiator.

### Storage Cupboard

Spacious storage cupboard housing the immersion tank with plenty of room for storage of extra household items. Two radiators.

### Open plan lounge/ kitchen/ dining room

Spacious open plan living area. Wooden flooring. Patio door leading onto the private balcony at the front. Large double glazed windows to allow plenty of natural light and views of Aberystwyth town and the coast of Cardigan bay. Radiator.

Wooden flooring. Wall tiles. Fitted wall and base units. Integrated gas hob. Integrated electric oven. Integrated fridge/ freezer. Plumbing facilities for a washing machine. Stainless steel sink with draining board.

## Bedroom 1

Double bedroom with carpet flooring. Large double glazed window to the rear allowing plenty of natural light. Radiator.

## Bedroom 2

Double bedroom with carpet flooring. Large double glazed window to the rear allowing plenty of natural light. Radiator.

## Bathroom

Vinyl flooring. Wall tiles to the ceiling. White sanitaryware to include a bath (electric shower above), WC and pedestal wash hand basin. Radiator.

## SERVICES

Chain | No chain  
Tenure | Leasehold  
(999 years from 1998)

Ground Rent | Peppercorn  
Service Charge | £144 per month

Heating | Gas Central Heating

EPC | 81 (B)

Gas | Mains

Electric | Mains

Water | Mains

Sewerage | Mains

Telephone | BT

Tax Band | Band E £2,700.69 2024/25





### VIEWING

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

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