



FOR SALE BY PRIVATE TREATY

**Sea front prime location 4 flats Investment property with ground floor Restaurant takeaway. In need of updating.**

**PROPERTY CURRENTLY FULLY VACANT**

**6A MARINE TERRACE  
ABERYSTWYTH SY23 2AZ**



Most enviably located overlooking the beach and bay in close proximity to the Old University £20million redevelopment. Rarely does a property in this location come available.

**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**  
**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179**  
**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **6A Marine Terrace, Aberystwyth, SY23 2AZ**

### **GROUND FLOOR**

**ENTRANCE PORCH** Approached via sliding uPVC double-glazed front door.

**HALL**

### **THE CHINESE**

#### **TAKEAWAY COUNTER**



**17' 10" x 10' 2" (5.44m x 3.1m)**  
Counter. Fitted bench seating.

#### **KITCHEN**



**19' 6" x 12' (5.94m x 3.66m)**  
Ceramic tiled floor. Tiled walls, Gas cooking range with extractor over. Deep double drainer stainless steel sink. Stainless steel Island. Hand sink.

## **COLD ROOM**



## **LOBBY**

## **TOILET**

Low flush WC: Wash hand basin.

## **STORE ROOM**

**11' 6" x 7' 3" (3.51m x 2.21m)**

## **THE FLATS**

Assessed from promenade and rear door access from rear lane.

## **FIRST FLOOR FLAT 1**

## **HALL**

## **ROOM 1**

**6' x 11' 2" (1.83m x 3.4m)**

Door into:-

## **ROOM 2**

**7' x 19' (2.13m x 5.79m)**

into bay window

## **ROOM 3**

**10' 2" x 16' 10" (3.1m x 5.13m)**

into bay window.

**KITCHEN**

**9' 6" x 7' 6" (2.9m x 2.29m)**  
Single drainer stainless steel sink unit

**HALF LANDING**

**BATHROOM**

White suite comprising bath: Low flush WC: Pedestal wash hand basin.

**SECOND FLOOR FLAT 2**

**HALL**

**LOUNGE**



**13' 6" x 13' (4.11m x 3.96m)**  
plus bay window. Central heating radiator.

**BEDROOM**



**10' 6" x 13' (3.2m x 3.96m)**  
plus bay window. Central heating radiator.

## **KITCHEN**



**11' 4" x 10' 4" (3.45m x 3.15m)**

Fitted base and wall units. Inset single drainer stainless steel sink unit. Space for electric cooker, washing machine with plumbing. Wall mounted gas Ideal boiler. Central heating radiator.

## **HALF LANDING**

## **SHOWER ROOM**

Shower cubicle. Low flush WC:  
Pedestal wash hand basin.

## **THIRD FLOOR FLAT 3**

## **HALL**

## **LIVING ROOM**



**12' 10" x 13' (3.91m x 3.96m)**

plus bay window Double central heating radiator.

## BEDROOM



**9' 9" x 13' 3" (2.97m x 4.04m)**  
plus bay window. Double central heating radiator.

## KITCHEN/DINER



**11' 10" x 10' 4" (3.61m x 3.15m)**  
Single drainer stainless steel sink unit.  
Wall mounted gas central boiler. Base and wall units.

## TOP FLOOR FLAT 4

## HALL

## KITCHEN



**14' x 10' 9" (4.27m x 3.28m)**  
Stainless steel sink unit. Wall mounted gas central heating boiler.  
Velux window.

## **BEDROOM**



**11' 10" x 14' (3.61m x 4.27m)**

Velux window. Double central heating radiator.

## **BATHROOM**

Bath with shower mixer tap. Low flush WC: Pedestal wash hand basin.

## **SERVICES**

Mains electric, water, drainage & gas. Gas central heating

## **COUNCIL TAX**

All flats are in Band 'B'

## **EER:**

Flat 1 58/D

Flat 2 66/D

Flat 3 72/C

Flat 4 51/E

Restaurant/Take Away 77/D

## **VIEWING**

via agents office:-

Jim Raw-Rees & Co

1 Chalybeate Street

Aberystwyth

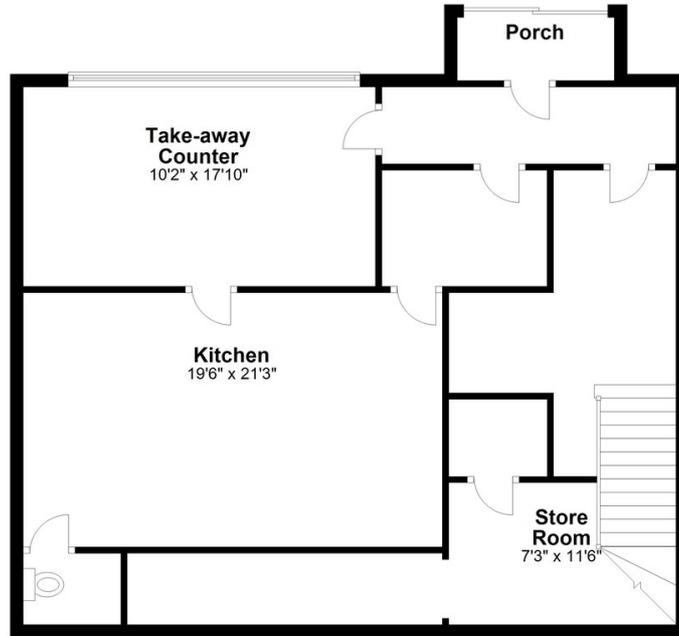
Ceredigion SY23 1HS

(01970) 617179

## **PRICE:**

**£425,000**

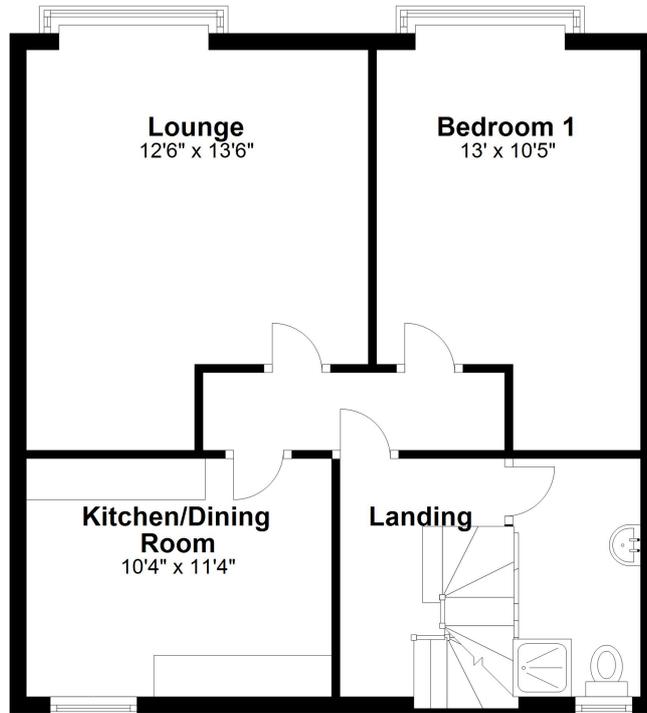
Ground Floor



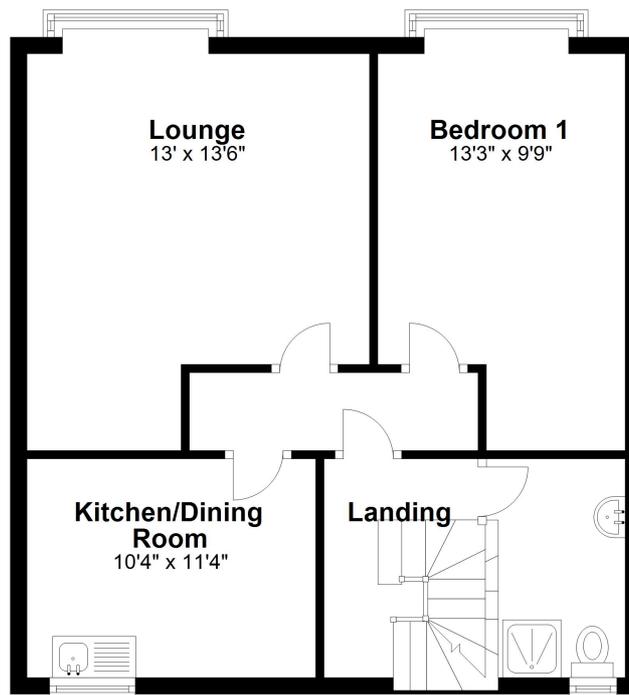
First Floor



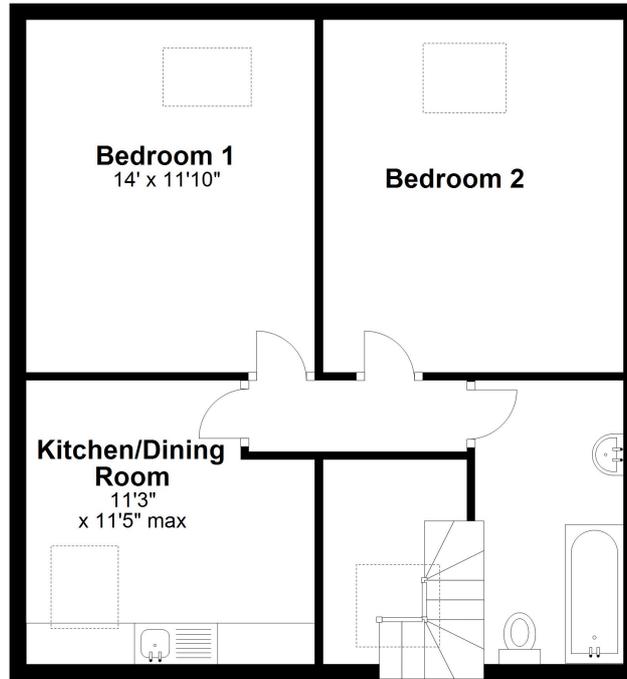
## Second Floor



## Third Floor



## Fourth Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

