



PHILIP EVANS
ESTATES



17 MARINE TERRACE, ABERYSTWYTH, SY23 2AZ

£500,000 GUIDE PRICE

A rare opportunity to acquire a five storey end of terrace house which has been split into four separate units and with the benefit of an outdoor decking area, with stunning views over North Beach Promenade and Cardigan Bay beyond.

The property comprises of basement utility/ store room, ground floor studio flat and self-contained one bedroom flats on the first, second & third floors.

The property benefits from gas central heating and impressive sea views from all flats.

Freehold. Chain free.

FOR SALE



LOCATION

The property is located in a highly desirable location with impressive views overlooking Aberystwyth North Promenade and Cardigan Bay beyond. It is in close proximity to North Beach and within walking distance to the town centre, all local amenities and transport links including National Railway Station.

As the largest town in Mid Wales Aberystwyth benefits from The Welsh Assembly Government Offices, The National Library Of Wales, Aberystwyth University, Bronglais Hospital, education in both English and Welsh mediums and public transport links out of Aberystwyth.

CONSTRUCTION

Solid stone painted construction under a traditional pitched slate roof. Sash windows and dormer windows on the third floor.

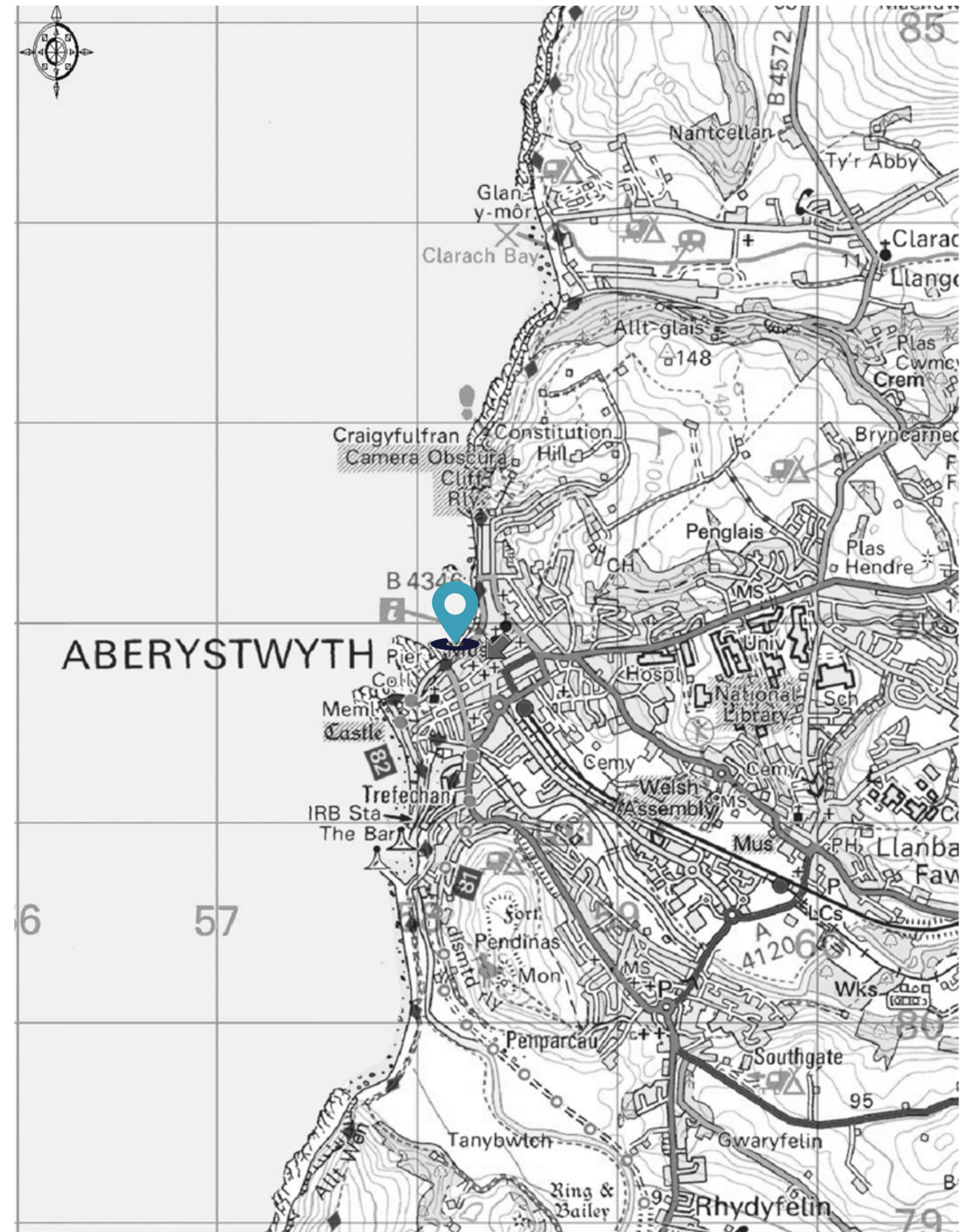
TENURE

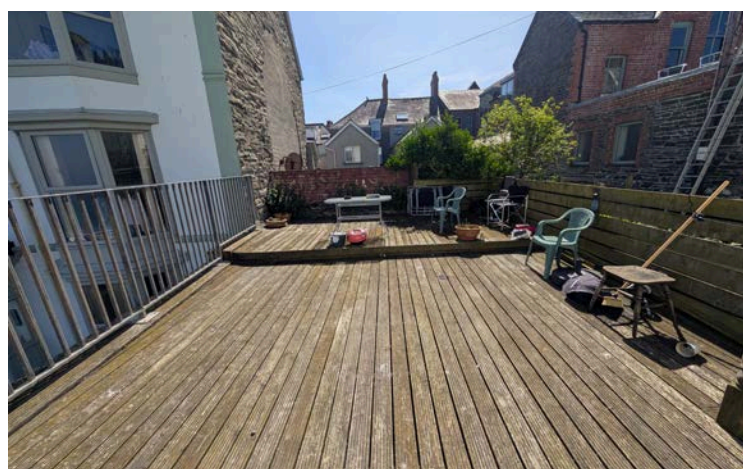
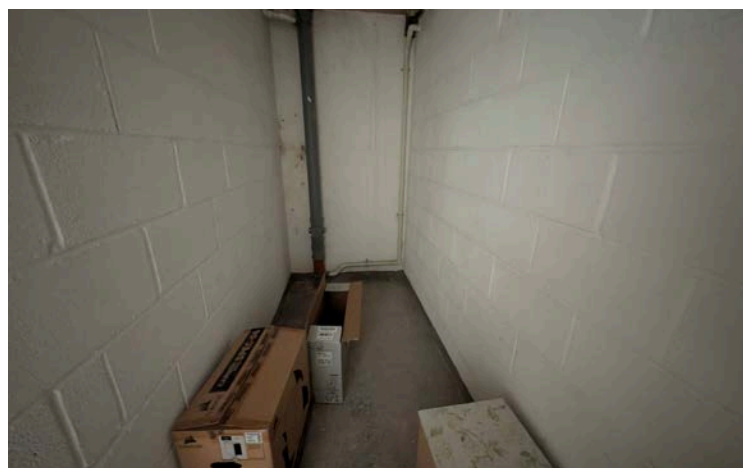
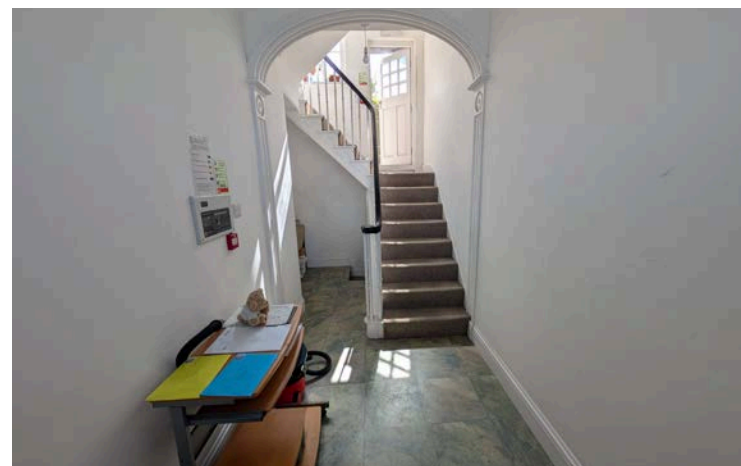
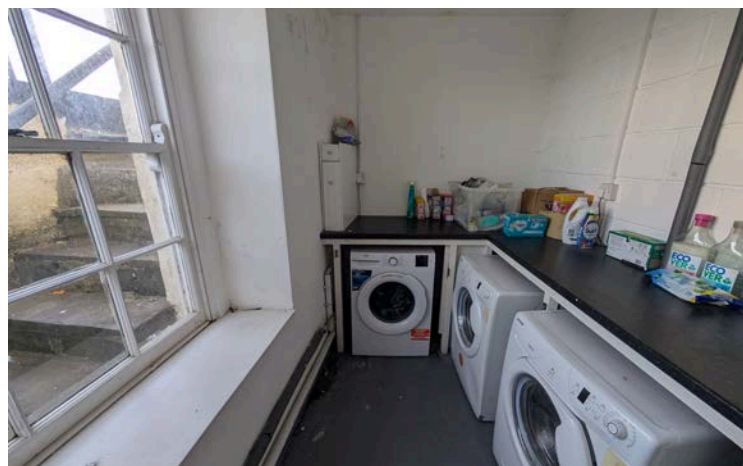
The property is currently owned as one building, however there are four separate long leases that have not been activated, should any new purchaser wish to sell as individual units.

AGENT COMMENTS

This property presents an exceptional investment opportunity, having already been converted into four self-contained units, each offering uninterrupted sea views as well as a large decking area to the rear, the perfect spot to relax while taking in breathtaking views of Cardigan Bay.

The block is fully tenanted, providing immediate rental income for any prospective investor.





BASEMENT

Can be accessed via an internal staircase from the main entrance hallway or via a separate external staircase.

Separate Gas meters. Separate Electric meters. Separate water stop cocks. RCD board for the communal.

Separate RCD board in the entrance hallway of each flat.

Laundry Room

1.96m x 3.24m

Communal laundry room with separate washing machines for each flat. Vinyl flooring. Window to the front.

Storage Rooms

Self-contained storage rooms for each of the flats.

EXTERNAL

Rear decking area for shared use by the residents with access from main hallway staircase.

Impressive views overlooking North Beach Promenade and Cardigan Bay beyond.

Joint steps to garden with 16 Marine Terrace.

GROUND FLOOR

Main entrance hallway with staircase to all flats and basement. L2 fire alarm system.

FLAT 1

Lounge/ bedroom

3.56m x 3.13m

Carpet flooring. Pull down bed. Radiator. Bay window to the front.

Kitchen

1.54m x 3.54m

Vinyl flooring. Fitted wall and base units. Integrated electric hob. Integrated electric oven. Integrated fridge/ freezer. Stainless steel sink with draining board. Window. Boiler.

Shower Room

1.60m x 1.77m

Vinyl flooring and shower boards. White sanitaryware to include W/C and vanity unit. Shower cubicle. Mains shower. Towel rail.

SERVICES

Heating | Electric Heating

EPC | 63 (D)

Electric | Mains

Gas | Mains

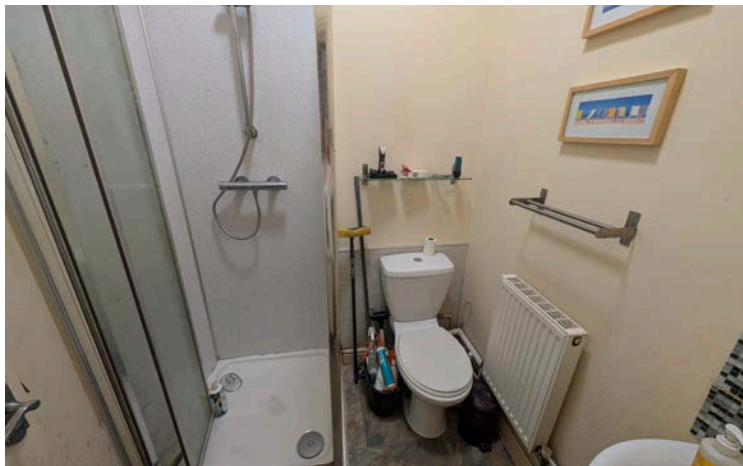
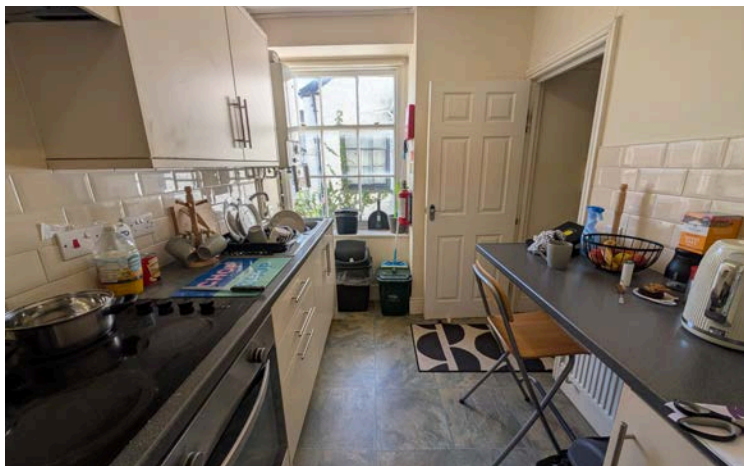
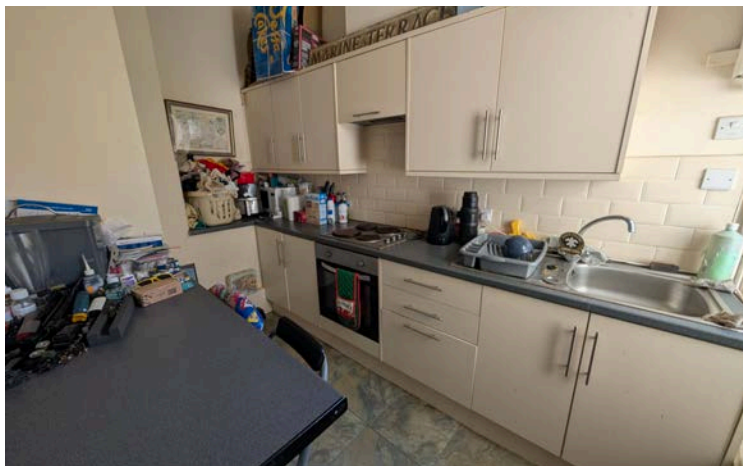
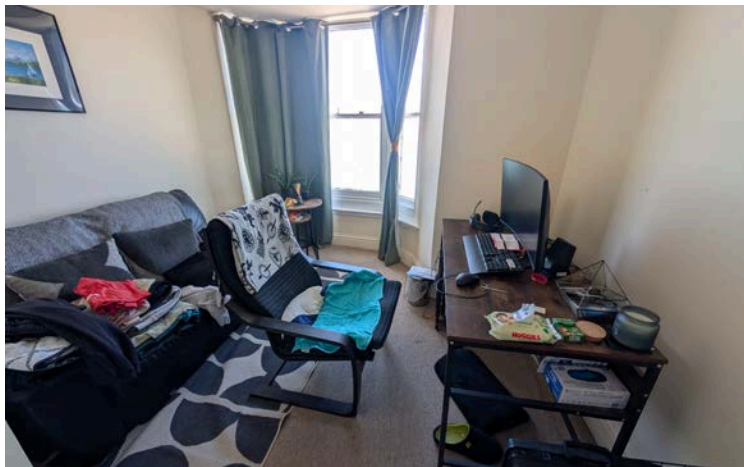
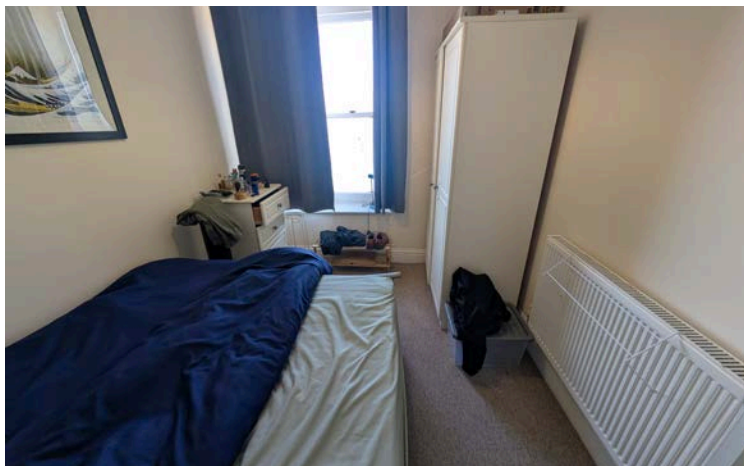
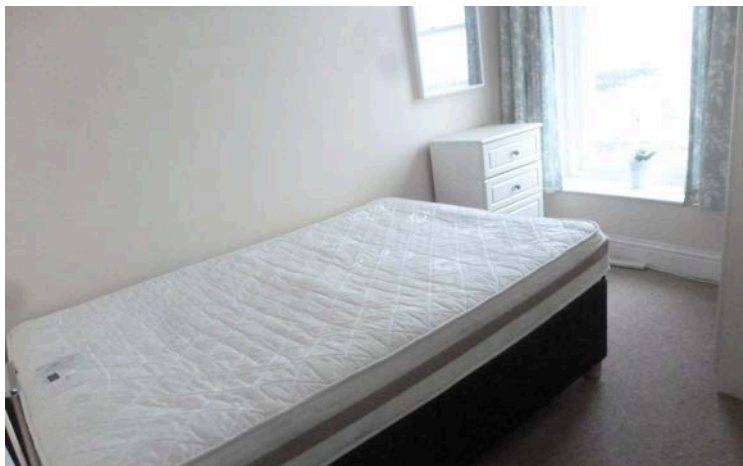
Water | Mains

Sewerage | Mains

Telephone | BT

Tax Band | Band B £1,869.22 2025/26





FIRST FLOOR

FLAT 2
Bedroom

3.24m x 2.26m
Carpet flooring. Radiator. Window to the front.

Lounge

3.24m x 3.13m
Carpet. Radiator. Bay window to the front.

Kitchen

2.06m x 3.54m
Vinyl flooring. Fitted wall and base units. Integrated electric hob. Integrated electric oven. Integrated fridge/ freezer. Stainless steel sink with draining board. Breakfast bar. Window. Boiler.

Shower Room

1.59m x 1.77m
Vinyl flooring and shower boards. White sanitaryware to include W/C and pedestal sink. Shower cubicle. Mains shower. Radiator.

SERVICES

Heating | Gas Central Heating
EPC | 70 (C)
Electric | Mains
Gas | Mains
Water | Mains
Sewerage | Mains
Telephone | BT
Tax Band | Band B £1,869.22 2025/26

SECOND FLOOR

FLAT 3
Bedroom

3.24m x 2.31m
Carpet flooring. Radiator. Window to the front.

Lounge

3.24m x 3.13m
Carpet. Radiator. Bay window to the front.

Kitchen

2.11m x 3.54m
Vinyl flooring. Fitted wall and base units. Integrated electric hob. Integrated electric oven. Integrated fridge/ freezer. Stainless steel sink with draining board. Breakfast bar. Window. Boiler.

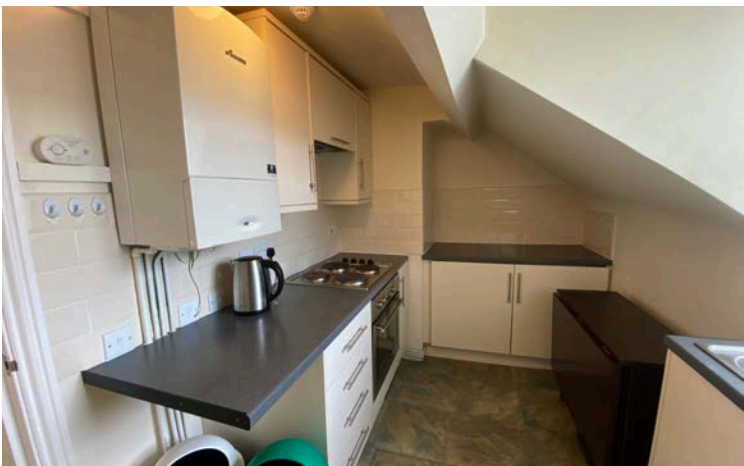
Shower Room

2.12m x 1.77m
Vinyl flooring and shower boards. White sanitaryware to include W/C and pedestal sink. Shower cubicle. Mains shower. Towel rail.

SERVICES

Heating | Gas Central Heating
EPC | 70 (C)
Electric | Mains
Gas | Mains
Water | Mains
Sewerage | Mains
Telephone | BT
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THIRD FLOOR

FLAT 4

Bedroom

3.24m x 1.71m
Carpet flooring. Radiator. Dormer window to the front.

Lounge

3.24m x 2.68m
Carpet. Radiator. Window to the front.

Kitchen

2.11m x 3.54m
Vinyl flooring. Fitted wall and base units. Integrated electric hob. Integrated electric oven. Integrated undercounter fridge and freezer. Stainless steel sink with draining board. Dormer window to the rear. Boiler.

Shower Room

2.12m x 1.58m
Vinyl flooring and wall tiles. White sanitaryware to include W/C and pedestal sink. Shower cubicle. Mains shower. Radiator.

SERVICES

Heating | Gas Central Heating
EPC | 62(D)
Electric | Mains
Gas | Mains
Water | Mains
Sewerage | Mains
Telephone | BT
Tax Band | Band B £1,869.22 2025/26

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

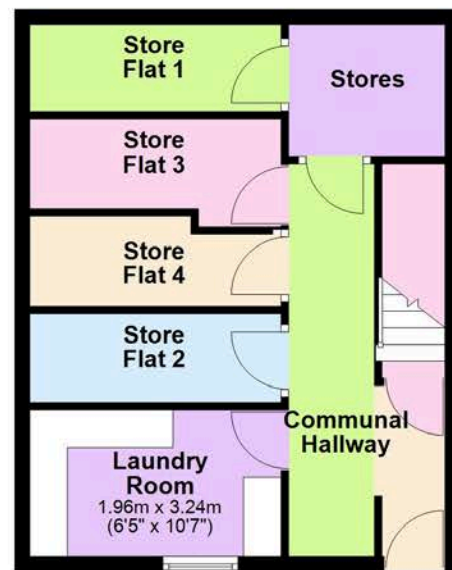
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92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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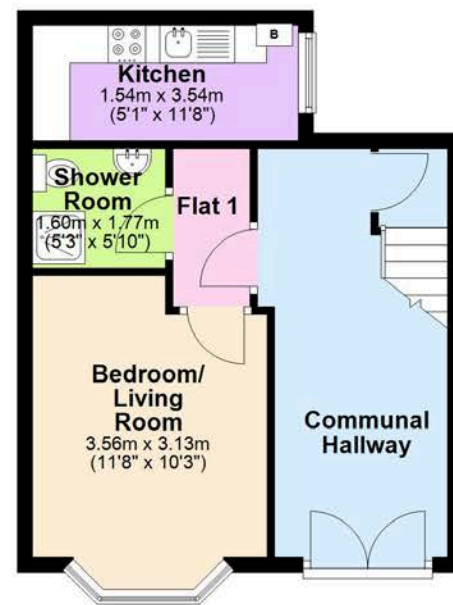
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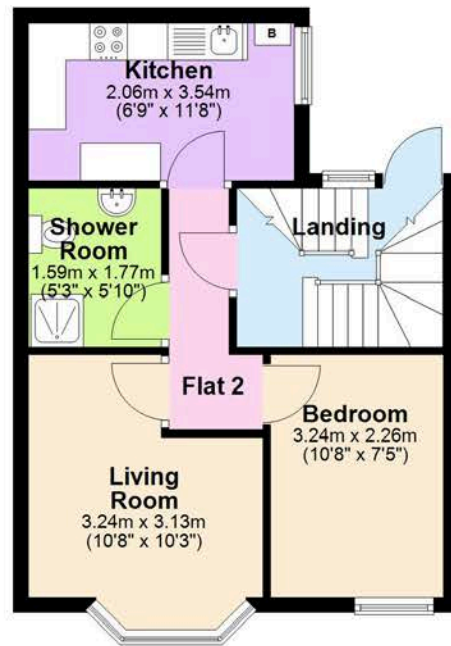
Basement



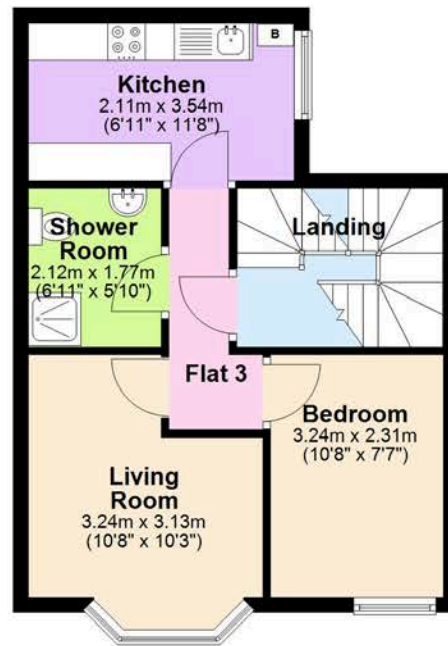
Ground Floor



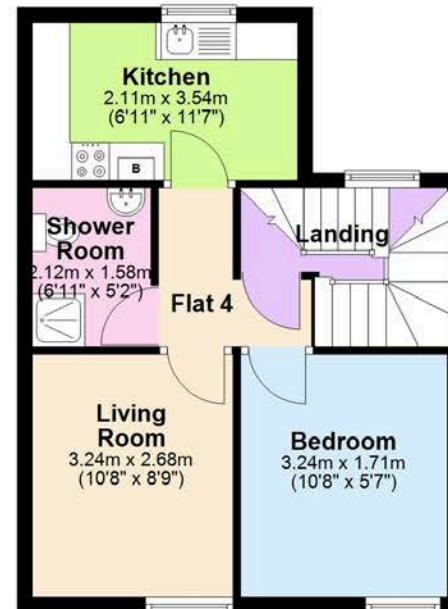
First Floor



Second Floor

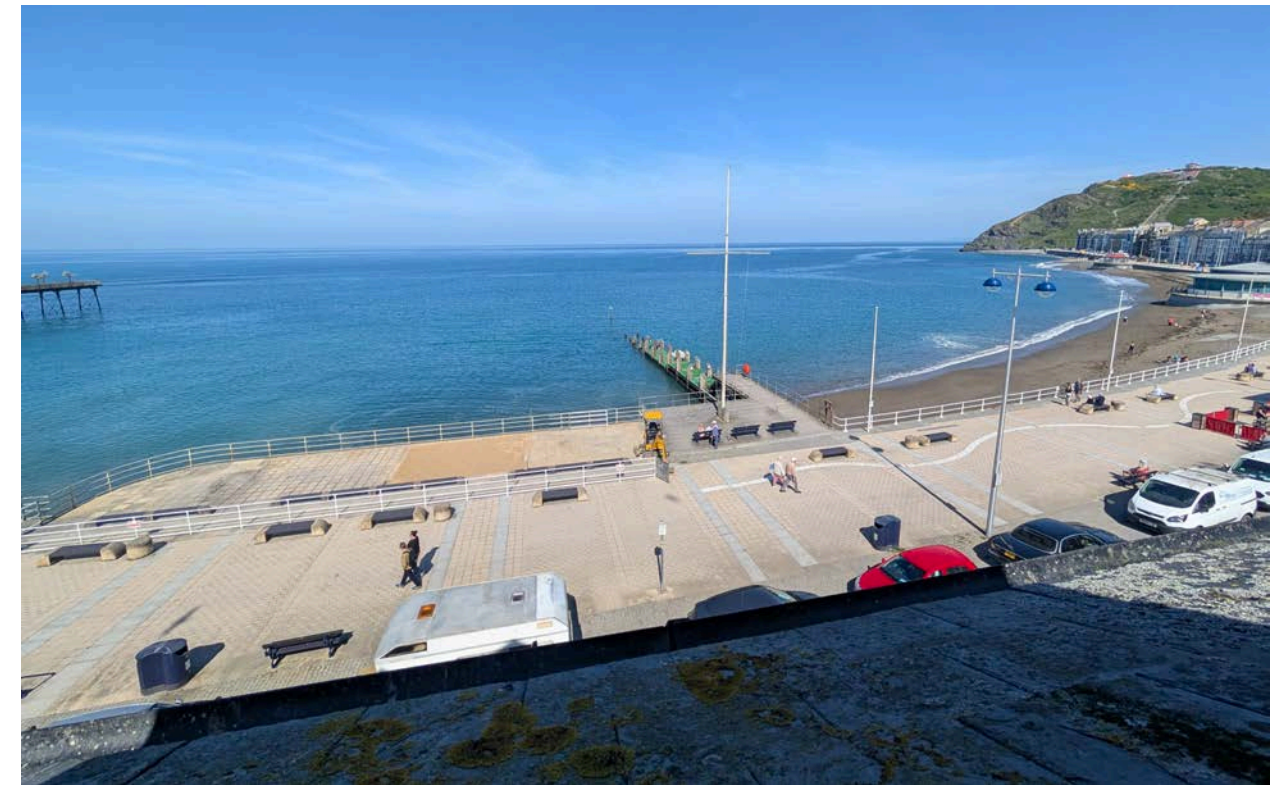


Third Floor



Total area: approx. 185.4 sq. metres (1995.3 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, room sizes 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.

T | 01970 625333

E | mail@philipevans.com

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