



FOR SALE BY PRIVATE TREATY

Sought after promenade sea aspect 2 double bedroom first floor flat with BALCONY. Lift access.

**2 LLYS Y BRENNIN
TERRACE ROAD
ABERYSTWYTH SY23 2AP**



Occupying a most enviable location fronting the promenade with direct views over Cardigan Bay.

Vendor Likes:

Sea views
Lift access
Balcony

Agent Likes:

Open plan style
Convenient to shops
Chain free

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS

Email: property-sales@raw-rees.co.uk

(01970) 617179

Website: www.raw-rees.co.uk

Flat 2 Llys Y Brenin, Terrace Road, Aberystwyth, SY23 2AP

COMMUNAL ENTRANCE HALL Lift and staircase. Front and rear access

THE FLAT

HALL



White wood effect laminate floor. Night storage heater. Door entry system.

Fitted walk in storage cupboard 5'8 x 2'9

OPEN PLAN LIVING/DINING/KITCHEN

16' 3" x 19' 3" (4.95m x 5.87m)

LIVING AREA



16' 3" x 11' 10" (4.95m x 3.61m)

Continuation of white wood effect laminae floor. French doors with side pane giving access to **BALCONY**, Front window. Promenade and sea views. Night storage heater. Breakfast/dining bar with cupboard under.



KITCHEN AREA



11' x 7' (3.35m x 2.13m)

Modern white door base and wall units with contrasting worktop and bevelled tiled wall splash back. Inset single drainer stainless steel sink unit. 4 ring electric hob with extractor over and oven under. Space for fridge.

SHOWER ROOM



7' x 7' (2.13m x 2.13m)

Large walk-in shower with panelled side, Triton electric shower. Vanity wash hand basin with cupboard under. Fitted low flush WC:

BEDROOM 1.



9' 8" x 14' 10" (2.95m x 4.52m)

Sea views. Electric panel radiator

BEDROOM 2



7' 9" x 12' (2.36m x 3.66m)

Sea views. Electric panel radiator.

SERVICES

Mains electric, water & drainage.
Electric heating.

COUNCIL TAX

Band 'E'

LEASE LENGTH

159 years remaining expires 2185

SERVICE CHARGE

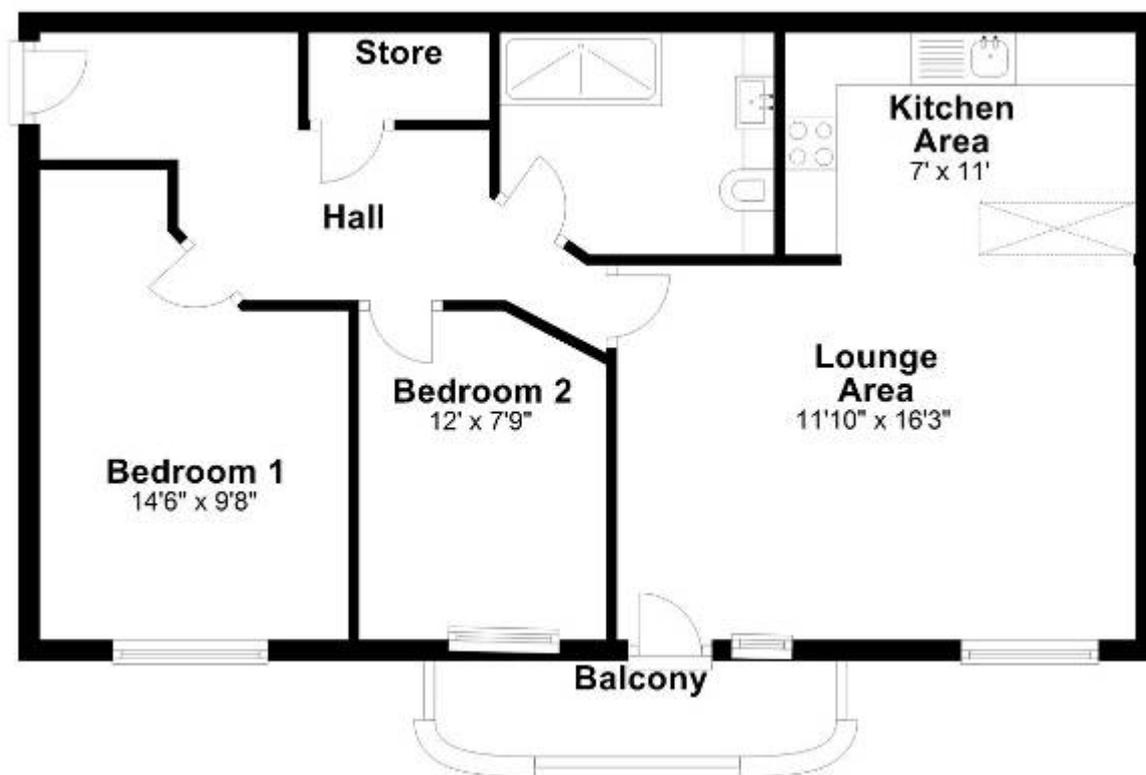
£150 pcm

VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£259,000 CHAIN FREE



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.

