

Y Lanfa

ABERYSTWYTH MARINA



Aberystwyth Marina luxury apartment for sale

Spacious top floor apartment overlooking Aberystwyth's harbour and Cardigan Bay. Two bedroom property with balcony, in immaculate condition throughout and part of one of the most prestigious marina developments on the west Wales coast.



Nautical but nice!

Boats tinkle in the Marina and across the quay, local fishermen land crab, lobster, scallops, prawns and mackerel in season.....



Attractive waterside properties are always at a premium, especially those near the sea. This luxury apartment is part of one of the most prestigious marina developments on the west Wales coast.

Located in Aberystwyth, the popular university town where student numbers have risen to 15,000, sales of quality properties and rentals are buoyant. As well as attracting boating and seaside enthusiasts, Aberystwyth's Marina apartments command excellent rentals.

Aberystwyth is an important regional centre with lively cultural facilities, relaxed café culture, wine bars, restaurants and pubs. The town also features many small boutique shops Tesco and Marks & Spencers.

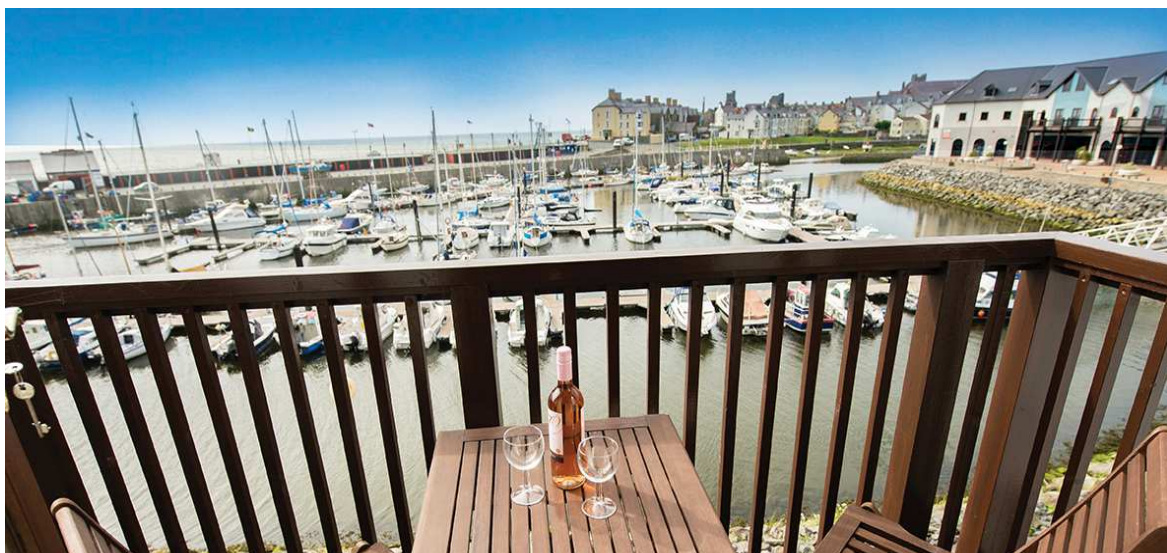




The ship-shape décor in this spacious two bedroomed apartment at Y Lanfa adds a nautical feel to the property. With its blue and white fitted kitchen, cosy stove and sea views, you could be forgiven for thinking you were on board a yacht!

French windows lead onto a wooden balcony - a great place to enjoy a sun-downer or romantic meal. Interior design of the apartment was by Laura Ashley and features character maple flooring from recycled timber (from the former Wills warehouse in Bristol).

The double glazed apartment comprises hall with entry phone; large open plan lounge and dining room; private balcony; fully fitted kitchen; two double bedrooms; toilet & cloakroom; separate fitted bath & shower room; gas central heating; loft storage.





Floor Plan & Dimensions

Lounge/diner: 22'6 x 14 (6.88m x 4.26m)

Kitchen: 8'8 x 8'6 (2.68m x 2.62m)

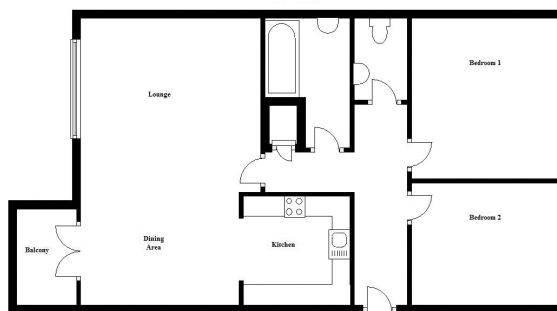
Bedroom 1 9'8 x 11'8 (2.98m x 3.59m)

Bedroom 2 8'6 x 11'8 (2.62m x 3.59m)

Bathroom:

Cloakroom

Hall



Car parking: A private marked parking space immediately outside the front door is included in sale

Boats: Boats moorings are available to rent in the Marina

Leasehold: 999 years from July 1995

Council tax: Band 'C'

Service charge: £90 pcm

No 6 Y Lanfa is for sale with vacant possession

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

Viewing by appointment via the agents

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