



2 Bedroom End Terraced House
7 Yr Odyn Trefechan
Aberystwyth, Ceredigion. SY23 1BL

ASKING PRICE: £179,950
www.iestynleyshon.com



7 Yr Odyn, Trefechan, Aberystwyth, Ceredigion. SY23 1BL

A freehold Attractive 2-Bedroom End-Terrace house with Marina Views. An excellent opportunity to acquire this well-presented 2-bedroom end-terrace home, ideally located within a popular residential area of town and just a short, level walk from the town centre and its full range of amenities. This charming property benefits from a recent single-storey kitchen extension and is warmed via gas-fired central heating. The accommodation is generously proportioned and includes two reception rooms, with the lounge enjoying a feature fireplace and scenic views overlooking the Marina, creating a warm and inviting atmosphere. Constructed with brick/block main walls under a natural slate pitched roof, the property combines traditional character with comfortable modern living. The rendered external elevations provide a smart, low-maintenance finish.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Upvc front entrance door to:

Hallway

With panel radiator stairs to first floor and door to:

Lounge 4.00m x 3.10m

With window to front. Feature fireplace with slate hearth. Double panel radiator. Three twin power points. Under stairs storage cupboard. Door to:

Dining Room

With fitted shelves with storage cupboard housing Worcester wall mounted gas fired boiler which heats hot water and central heating. Laminate floor covering. Panel radiator. Power point. Door to bathroom and opening to:

Kitchen 2.29m x 2.00m

With range of white fronted fitted units comprise of six base cupboards, two drawer cupboards worktops above incorporating single drainer sink. Four wall cupboards. Three twin power points. Cooker control with power point. Door to:

Covered side entrance Porch 2.09m x 1.60m

Under a poly carbon roof. Door to outside front and rear. Electric tube room heater. Plumbing for automatic washing machine

Bathroom

With a white colour suite comprises of large shower cubicle with shower mixer tap. Low flush WC. Vanity wash hand basin. Fully tiled walls. Chromium towel rail. Manrose extractor fan.

First Floor

Approached by easy rise stair case to Landing with doors to:

Separate Toilet

With low flush WC. Vanity wash hand basin.

Main Bedroom 3.95m x 3.27m

With window to front with views of the marina. Double panel radiator. Twin power point, single power point. Double fitted cupboard.

Rear Bedroom 2.70m x 2.00m

With window to rear. Panel radiator. Twin power point.

Outside

Pedestrian access to side. To rear deep rear garden with flowering boarder and rear pedestrian access.

Services

Mains Electric, Gas , Water and Drainage. Gas fired central heating system. Band

General

This is an excellent opportunity of purchasing a well presented cosy home close to the Marina and the sea. Ideal for couples of all age groups. This home offers an appealing blend of location, presentation, and potential, making it ideal for first-time buyers, professionals, or those seeking a convenient and scenic base in town. further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.

