



2 Bedroom Apartment
47 Y Lanfa Trefechan
Aberystwyth, Ceredigion. SY23 1AS

ASKING PRICE: £235,000
www.iestynleyshon.com



47 Y Lanfa, Trefechan, Aberystwyth, Ceredigion. SY23 1AS

Introducing a charming third-floor two-bedroom flat, perfectly positioned to capture breathtaking views of Aberystwyth Marina and Harbour. This delightful property offers the rare opportunity to enjoy world-famous sunsets from the comfort of your own home, creating an idyllic and serene living environment. Situated within a short stroll of Aberystwyth town centre, this flat combines the best of convenience and coastal living. The vibrant town boasts a variety of shops, cafes, and restaurants, catering to all your daily needs and leisure activities. As a university town and the main administrative hub of the region, Aberystwyth offers a lively and welcoming atmosphere.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTONS 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.

The flat itself is designed to maximize its enviable location, with large windows allowing natural light to flood the living spaces while showcasing stunning water views. The layout includes two well-proportioned bedrooms, a modern kitchen, and a comfortable living area—perfect for relaxing or entertaining. For those who value the outdoors, the proximity to the sea and rivers provides endless opportunities for walking, cycling, and enjoying nature. Whether you're seeking a full-time residence, a holiday retreat, or an investment opportunity, this flat is an exceptional choice. Don't miss your chance to own a piece of Aberystwyth's coastal charm. Contact us today to arrange a viewing and experience the magic of this unique property for yourself.

GROUND FLOOR

Communal entrance door to:

Interall Hall

With stairs to upper floors.

THIRD FLOOR

Entrance door to:

FLAT 47 m x m

Internal Hallway

Leading to:

Lounge 5.47m x 3.94m

With a feature arched window with views of the marina, harbour and sea. Concealed gas fired boiler which heats hot water and central heating, master programmer, power points, double opening to:

Kitchen 3.66 m x 2.90m

With Velux skylight, range of fitted units comprise of 6 base cupboards, 6 drawer cupboards, worktops above incorporating single drainer stainless steel sink with rinse bowl, 4 ring hob, built in electric oven, 3 wall cupboards, Power points..

Main Bedroom 4.80m x 2.97m

With shower cubicle, pedestal wash hand basin, extractor fan, vellum roof window, panel radiator, 2 twin power points.

Rear Bedroom 3.93m x 2.59m

Panel radiator, single power point, twin power point, vellum roof window.

Bathroom

With panel bath, low flush WC, pedestal wash hand basin, double panel radiator, extractor fan, linen cupboard with fitted shelves.

OUTSIDE

Allocated parking space.

SERVICES

Mains electric, gas, water and drainage. Council tax band C.

TENURE

Long lease hold interest 999 years from 1995. Service charge £90pcm.

GENERAL

This is an excellent opportunity of purchasing a marina property offering a comfortable size accommodation and good access to local shops and the beach. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			