



1 Bedroom Ground floor Flat
Flat 1, 7 Marine Terrace
Aberystwyth, Ceredigion. SY23 2AZ

ASKING PRICE: £165,000
www.iestynleyshon.com



Flat 1, 7 Marine Terrace, Aberystwyth, SY23 2AZ

A ground floor leasehold 1 bedroom apartment with open plan living area with bay window feature to front. Conveniently located on the seafront promenade and to the local attractions and main town centre. Aberystwyth offers excellent social, educational and shopping facilities with public transport to all parts. The location of the property is opposite the seafront promenade with the popular walk along the seafront. The property was converted some 10 years ago to provide individual self contained flats for sale purposes. This old seafront Victorian house was converted into similar flats on long leasehold interest and are conveniently located being ideal for owner occupier or investment letting purposes.

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.

The main property is built of solid stone walls with rendered and painted external elevations. The property was converted to building regulation standards. They are good sized rooms with quality fixtures and fittings.

Ground Floor Communal Entrance door

With front entrance porch leading to reception hallway with stairs to upper floor flats and door to:

Flat 1

With entrance door leading to

Internal hall

Entry telecom system and door to

Lounge/Kitchen 5.04m x 4.11m

Bay window to front, wall mounted electric heater, feature fireplace with optiglow log effect fire.

Kitchen area - with integral fridge/freezer and dishwasher, 3. base cupboards, 3 drawer cupboards, worktops incorporating single drainer sink, central island with 4 ring electric hob and built in electric oven, extractor fan above, roller shutter front storage cupboards, 7 wall cupboards, 5 twin power points, TV point.

Bathroom

With tile panel bath with shower unit above, concealed flush WC, pedestal wash hand basin, chromium electric towel heater, airing cupboard housing factory lagged copper hot water cylinder with plumbing for automatic washing machine below.

Main Bedroom 3.68m x 3.03m

Window to rear, 3 twin power points, wall mounted electric panel heater.

Services

Mains electric, Water and drainage. Electric heating system. Council tax Band (?)

Tenure

The original property was converted some 10 years ago creating self contained individual flats for sale purpose. The flats were set up with an original 190 year lease with a monthly service charge of £70 pcm with a nominal ground rent. We understand that each flat owner has an equal share in the freehold company. The solicitors will confirm the lease details and management company.

General

Sea front apartment conveniently located ideal for first time buyers or investors seeking a residential income. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		