





Flat 1, Tŷ Lisburne House, Aberystwyth, Ceredigion. SY23 2AG

Located in the heart of Aberystwyth, this well-presented first-floor flat offers stunning sea views and immediate access to the town's vibrant shops, cafes, and promenade. The property is in good condition throughout and ready for continued use as a holiday let or a stylish coastal home. A fantastic opportunity in this ever-popular seaside town. the University town and seaside resort of Aberystwyth offers excellent social educational and shopping facilities with public transport to all parts. The property was converted into self contained flats some 7 years ago to current building regulation. The main building is constructed of solid stone walls with rendered and painted external elevations. The main walls support a pitched roof laid with slate.

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

Communal front entrance door leading to Internal hallway with stairs to upper floors.

First Floor

Entrance door Flat 1.

Hallway

With oak flooring and doors to:

Open Plan Living Room 3.69m x 3.17m

With bay window to front with sea views. Wall mounted electric heater. Kitchen Area. With fitted units comprise of two base cupboards, four drawer cupboards, two wall cupboards. Worktop above incorporating single drainer sink.

Store Cupboard

Ideal for the mop and bucket. Hoover etc.

Main Bedroom 3.80m x 2.96m

With bay window to front with sea views. Wall mounted electric heater. Five twin power points.

Shower Room

With shower cubicle, Low flush WC. Pedestal wash hand basin. Chromium towel radiator. Extractor fan. Ceiling down lights.

Services

mains electric, water and drainage.

General

This is an excellent opportunity of purchasing a town abode close to the local amenities. Ideal for couples or alternatively prospective buyers wishing to provide a holiday let. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		