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**The Top Flat, 5 South Marine Terrace,
Aberystwyth Ceredigion SY23 1JX**

Guide price £195,000

A spacious four bedroomed maisonette with fine sea views in sought after location.

Energy Efficiency Rating : 60 (D)

Tenure : Leasehold

Council Tax Band : C

The Top Flat, 5 South Marine Terrace, Aberystwyth, Ceredigion, SY23 1JX

A spacious four bedroomed maisonette with fine sea views in sought after location.

The maisonette provides for accommodation on both the second and third floors as highlighted on the floor plan. South Marine Terrace is situated within close proximity to the marina, harbour and castle. Aberystwyth town centre is within walking distance the town providing for a good range of both local and national retailers.

The property is in need of some modernisation but is well worthy of inspection in order to appreciate the spacious multi purpose accommodation and the glorious views over Cardigan Bay.

TENURE:

Share of Freehold. Variable service charge.

SERVICES:

All mains services are connected. Gas fired central heating.

VIEWING:

By appointment only through the selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

The property provides for the following accommodation. All room dimensions are approximate. All images have been taken by a wide angle lens camera.

STAIRS OVER COMMON PARTS TO

FRONT ENTRANCE DOOR TO

STAIRS TO LANDING AND STAIRS TO

REAR WING

BATHROOM

7'4 x 6'5 (2.24m x 1.96m)

comprising panelled bath with mixer tap, low level flush wc and radiator.

KITCHEN

7'4 x 10'8 (2.24m x 3.25m)

single drainer sink unit with mixer tap. Base and eye level units with worktops over and appliance spaces below. Tiled splashbacks, cooker point. Wall mounted Bacs gas fired central heating boiler. Window to side.

MAIN LANDING

with radiator and stairs to third floor.

BEDROOM 1

12'8 x 13'8 (3.86m x 4.17m)



recess cupboard, radiator and window to rear. Pedestal wash handbasin.

LIVING ROOM

13'1 x 14'9 (3.99m x 4.50m)



Bay window to fore with superb sea views, radiator.

BEDROOM 2

6'5 x 11'2 (1.96m x 3.40m)

window to fore with sea views, radiator.

FROM LANDING STAIRS TO

The Top Flat, 5 South Marine Terrace, Aberystwyth, Ceredigion, SY23 1JX

LARGE LANDING/OFFICE

8' x 17'7 (2.44m x 5.36m)



window to fore with sea view, radiators.

BEDROOM 4

10'5 x 10'7 (3.18m x 3.23m)



window to fore with sea views, radiator.

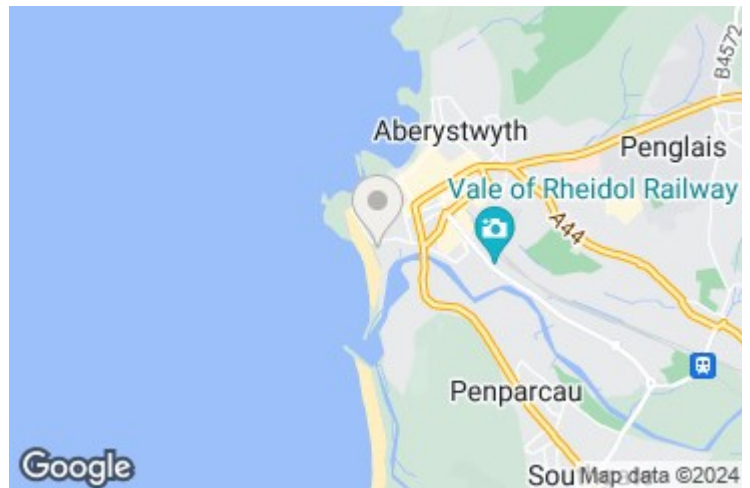


BEDROOM 3

10'3 x 10'5 (3.12m x 3.18m)



window to rear, radiator.



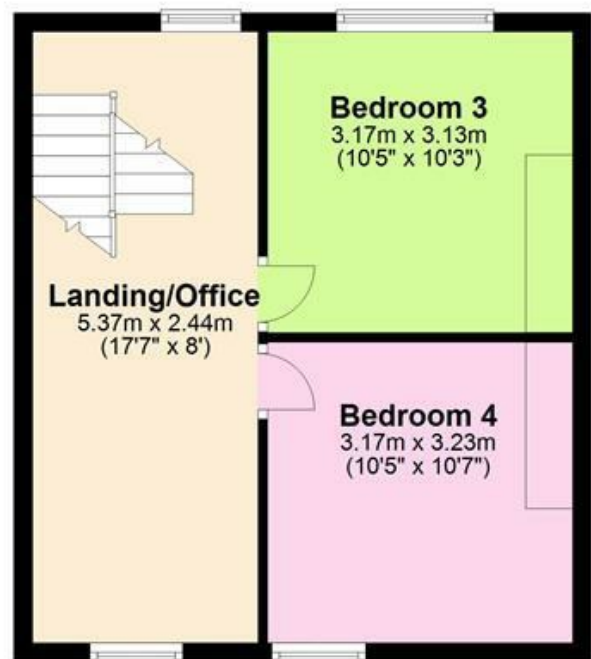
Second Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Top Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 105.8 sq. metres (1138.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Top Flat, 5 South Marine Terr, Aberystwyth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	