



FOR SALE BY PRIVATE TREATY

Ground floor purpose built one double bedroom flat to an attractive select crescent with parking adjoining the Marina. Disability adapted.

**9 HARBOUR CRESCENT  
TREFECHAN SY23 1BG**



The well-presented flat is just one of twelve comprising 3 blocks of four purpose built flats. Conveniently located to the southern edge of the town.

*Vendor Likes:*

Ground floor position  
Subtle disabled adaption  
Front French door

*Agent Likes:*

Attractive development  
Large bedroom with fitted wardrobe  
Private parking

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**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**  
**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179**  
**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **9 Harbour Crescent, Trefechan, SY23 1BG**

### **HALL**



Walk in store.

### **LIVING ROOM**



**11' 6" x 11' 9" (3.51m x 3.58m)**

Chimneybreast with fireplace surround. Double central heating radiator. French door to front. Picture rail.

### **KITCHEN**



**9' x 7' 4" (2.74m x 2.24m)**

Two runs of base and wall units extending depth of room. Inset ceramic electric hob with oven under. Inset 1½ single drainer stainless steel sink unit. Space for upright fridge/freezer. Plumbing and space for washing machine. Wall mounted gas combi boiler (New 2024)

## DOUBLE BEDROOM



**11' 6" x 10' 8" (3.51m x 3.25m)** Double central heating radiator. Fitted modern door wardrobe extending length of room. Pine boarded floor.

## SHOWER ROOM



**5' 6" x 6' 9" (1.68m x 2.06m)**

Wet room effect with shower. Vanity wash hand basin. Low flush WC: Double central heating radiator. All walls waterproof panelled. Non slip floor.

## OUTSIDE

Dedicated parking for one car. Communal open plan front lawn garden with ramp up to front door. Communal side entrance way with gate access to side door. Rear communal lawn garden.  
**TIMBER SHED.**

## SERVICES

Mains electric, water, drainage & gas.  
Gas central heating.

## COUNCIL TAX

Band 'B'

**LEASEHOLD**

125 year lease from 2004  
102 years remaining

**ANNUAL SERVICE CHARGE**

£67.90 per annum

**GROUND RENT**

£10 per annum

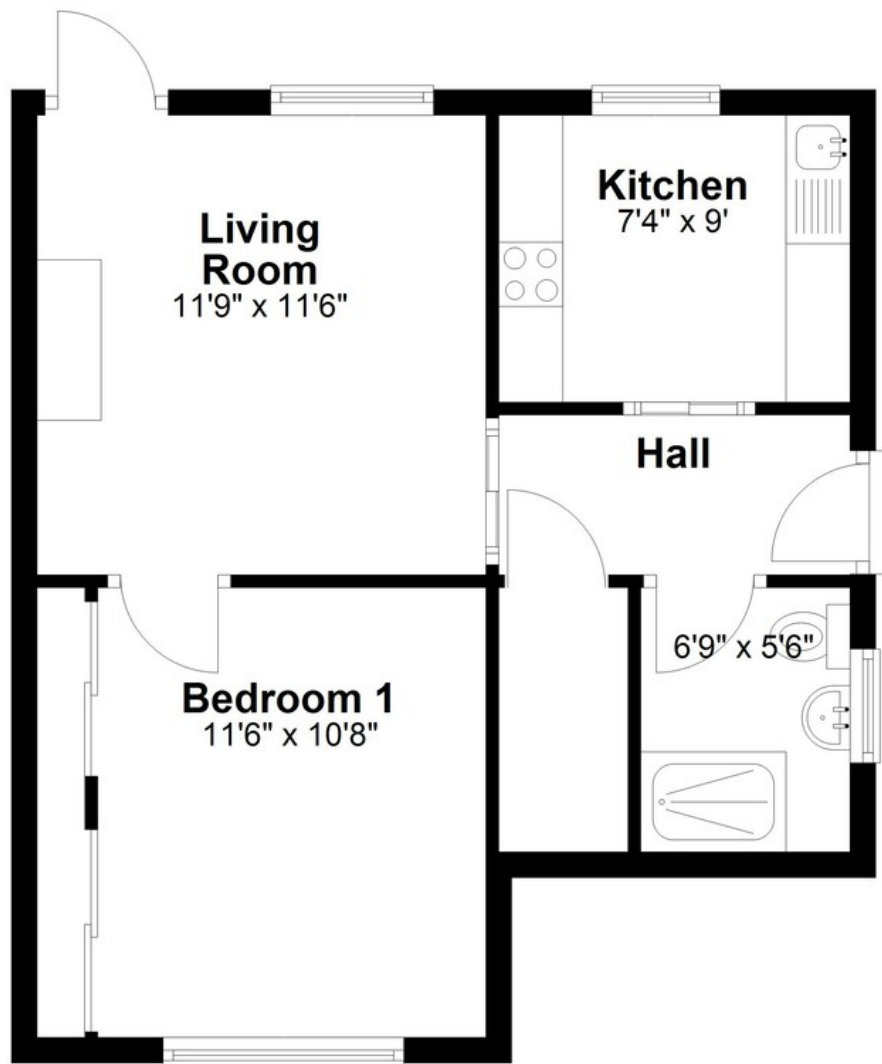
**VIEWINGS**

Via agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179  
24-hour answer phone

**PRICE:**

**£165,000**

## Ground Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

