



59 Y Lanfa, Trefechan
Aberystwyth Ceredigion SY23 1AS
Guide price £220,000



For Sale by Private Treaty

A top floor 2 bedroomed flat with fine views over the Marina and beyond.

59 Y Lanfa
Trefechan
Aberystwyth
SY23 1AS

The third-floor flat is located within walking distance of the town centre on the ever-popular Marina development. The apartment offers open plan living accommodation with 2 Double Bedrooms, Bathroom and an allocated parking space.

Aberystwyth is a popular Coastal resort and Market town with a good selection of both local and National retailers. The town also has a wealth of social, leisure and educational facilities to cater for both the local and student populations.

TENURE

Leasehold. 125 years lease granted in 2001.

SERVICES

All main services are connected. Gas fired central heating.

SERVICE CHARGE

£144 per month.

COUNCIL TAX

Band E

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

The flat provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.



Front entrance door to

RECEPTION HALLWAY

Wall mounted telecom entry system. Doors to

OPEN PLAN LIVING/ KITCHEN

22'5 x 22'4 max (6.83m x 6.81m max)

Part sloping headroom.

KITCHEN AREA



Fitted base units with integrated electric cooker and hob over. Appliance space with automatic washing machine and drier. Worktops over, tiled splashbacks and cooker point. Island/breakfast bar. Eye level units.

LIVING AREA

Concealed gas central heating boiler, radiators. Velux window and window to fore with superb views over the Marina and beyond.



BEDROOM 1

15' x 9'7 (4.57m x 2.92m)



Velux/Window to fore, radiator.

BEDROOM 2

12'5 x 8'5 (3.78m x 2.57m)



Velux/Window to fore, radiator.

BATHROOM

6'4 x 7'4 (1.93m x 2.24m)



Bath with TRITON shower over and screen.
Washbasin and WC. Shower point and light,
radiator and extractor fan.

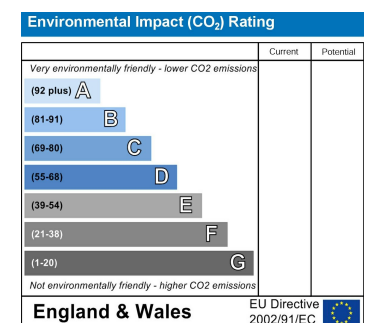
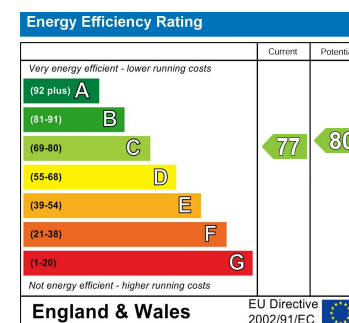
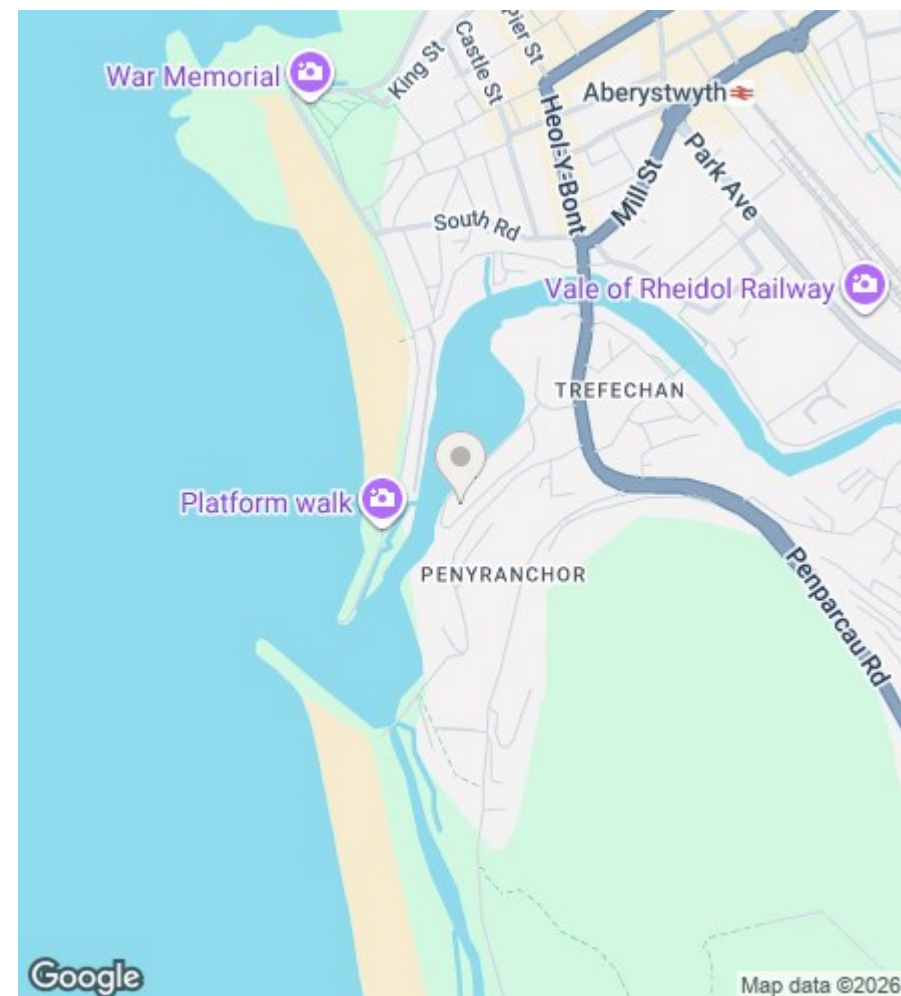
EXTERNALLY

Allocated parking space.

DIRECTIONS

(What3Words///recover.argue.kettles)

Proceed over Trefechan Bridge South toward
Penparcau. Turn right toward the Lanfa (just before
the Fire Station) and bear left. The flat forms part
of one of the furthestmost group of flats.



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com