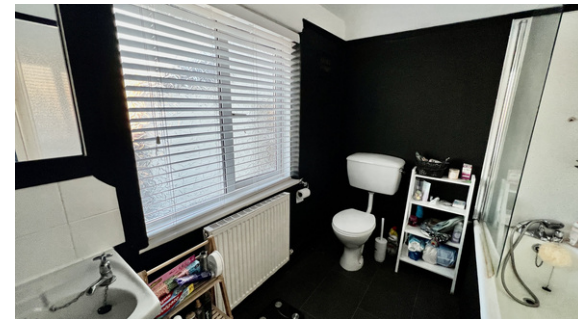




2 Bedroom Terraced House
Cartref Trefechan
Aberystwyth, Ceredigion. SY23 1BE

ASKING PRICE: £179,950
www.iestynleyshon.com



Cartref, Trefechan, Aberystwyth, Ceredigion. SY23 1BE

This charming mid-terrace, brick-built Edwardian-style property is ideally located just a stone's throw from the entrance to the marina waterfront development. Residents will enjoy easy access to the beautiful south beach and the town centre, which is just a short stroll away. A conveniently located cycle path makes commuting and leisure rides a breeze, and you'll find a mix of national retailers and unique local shops within easy walking distance. Plus, the vibrant seaside university town of Aberystwyth with excellent transport links to regional roads and reliable local services. The property is ideal for both professionals and families.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

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 cottage itself retains a welcoming period feel, complemented by modern practicality, making it perfectly suited as a permanent home, a holiday retreat, or an attractive investment opportunity.

Ground Floor

UPVC, front entrance door leading to

Hallway

with stairs to first floor, and door to

Lounge 4.74m x 3.56m

picture window to front, feature coal effect gas living flame fire with marble back and half, and decorating timber surround, alcove fitted cupboard, housing electric meters, power points, laminated floor covering, half glazed door leading to

Kitchen/breakfast room 5.80m x 2.03m

range of knotty pine fronted fitted units, comprise of 6 base cupboards, 5 draw cupboards, 7 wall cupboards, worktops incorporating single drainer stainless steel sink, 5 ring gas hob, built-in electric oven, power points, cooker control with power point, 2 single power points and a double power point, panelled radiator, understairs storage cupboard, and UPVC doubled glazed door to outside rear

First Floor

approached by easy rise staircase to landing, with doors to

Bathroom

panelled bath, low flush WC, hand wash basin, shower adapter, panelled rad, window to rear

Main Bedroom 4.80 m x 2.76m

window to front, double panelled radiator, built in store cupboard

Rear Bedroom 2.94m x 2.58m

window to rear, panelled radiator, built in store cupboard,

Outside to rear

vehicular access, to open brick layer parking area, ideal for 2 cars, enclosed rear courtyard, with timber built storage shed, attached store cupboard, housing wall mounted gas fire boiler, with heats hot water and central heating.

Services

Mains, electric, gas, water, and drainage, gas fired central heatings system

General

Perfectly positioned opposite the Marina water front with easy access to the beach, cycle trails and the town centre shops. This charming home is ideal for first time buyers or couples seeking a convenient and attractive coastal property. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

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.