



**1 GLANHAFAN
TREFECHAN
ABERYSTWYTH
SY23 1AT**



- **MODERN, LOW-MAINTENANCE 2-BEDROOM HOME**
- **HAVING BEEN RECENTLY IMPROVED & UPGRADED**
- **ELEVATED POSITION WITH VIEWS OVER ABERYSTWYTH AND THE SEA.**
- **LOW-MAINTENANCE ADJOINING GARDENS & PRIVATE OFF-ROAD PARKING**
 - **WALKING DISTANCE TO TOWN CENTRE & PROMENADE**
 - **DOUBLE GLAZING AND UPVC FASCIAS THROUGHOUT**

OFFERS INVITED IN THE REGION OF £239,995

Modern Two-Bedroom Semi-Detached Home with Sea Views & Off-Road Parking

A low-maintenance, modern semi-detached two-bedroom property, perfectly positioned in a slightly elevated location offering far-reaching views across the town, Constitution Hill, and clear glimpses of the sea.

This well-presented home benefits from double-glazed windows and doors throughout, along with durable uPVC fascia's for added efficiency and reduced upkeep. Recently upgraded with new flooring throughout, the property is ready for immediate occupation - ideal as a first-time purchase, investment, or a home to retire too.

The property is conveniently located within easy walking distance of the town centre, with quick access to the Marina and the iconic Victorian promenade—perfect for seaside walks and sunsets. There is also excellent potential for further development, with ample space to add a conservatory or extension (subject to planning permission).

Externally, the home features low-maintenance grounds and the added benefit of private off-road parking.

Aberystwyth

Aberystwyth is a vibrant university town located on the stunning west coast of Wales. Rich in history and culture, the town boasts a blend of traditional seaside charm and modern amenities, including independent shops, cafés, and restaurants. The scenic promenade stretches along the seafront, flanked by historic buildings and offering spectacular views across Cardigan Bay. Constitution Hill, accessible from the promenade via a cliff railway, offers panoramic views and walking trails, making it a favourite with locals and visitors alike. Aberystwyth is also home to the National Library of Wales and a bustling arts and cultural scene.

This property offers a rare opportunity to enjoy coastal living in one of Wales' most sought-after seaside towns.

ACCOMMODATION

(of approximate dimensions)

ENTRANCE CANOPY

Double Glazed Main entrance Door into:

HALLWAY

Stairs to First Floor Accommodation, Night storage heater and door to:

LIVING ROOM

12'7 x 12'7 max

Double glazed window to front with, open under stairs area night storage heater and glass door through to:

KITCHEN DINING ROOM

15'10 x 9'9

Double glazed patio door to side garden, electric radiator rear entrance door, base and wall units 1½ bowl and single drainer sink unit, inset 4 ring electric hob with stainless steel extractor over. Electric oven, double glazed window to rear.

FIRST FLOOR ACCOMMODATION

MAIN LANDING

Built in airing cupboard and doors off to:

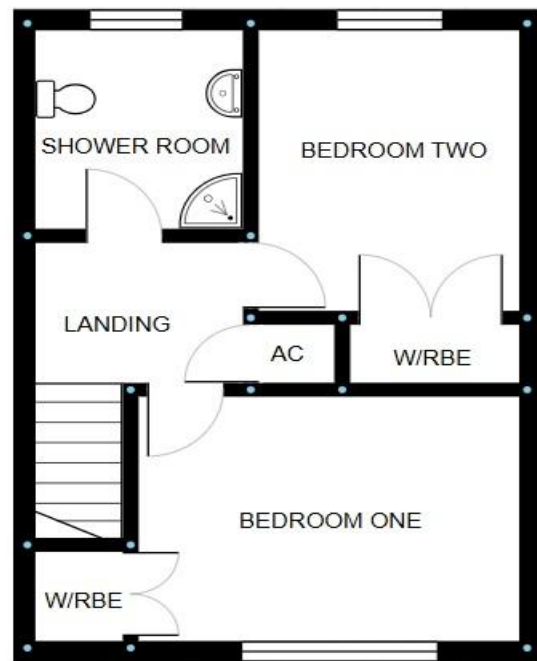
BEDROOM ONE	12'6 x 9'6 Double glazed window to front with views over the town, towards constitution hill and a glimpse of the sea, built in wardrobe and electric radiator.
BEDROOM TWO	10'4 x 8'6 Double glazed window to rear and built in wardrobe.
BATHROOM	Low level flush WC, double glazed window to rear, pedestal wash hand basin with tiled splashback, corner glazed shower cubicle.
EXTERNALLY	Steps and pathway leads the main entrance door with adjoining lawned area. A gated entrance leads to a mainly paved patio area to the side of the property and adjoining the patio doors from the kitchen dining room. Retractable sun canopy. Easily manageable training areas with shrubbery. Small to my storage unit. Dedicated Car Parking Area.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Electricity, Water and Drainage is connected to the property.
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	<i>///stability.snips.shrimp</i>
PROOF OF FUNDING	We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).
MONEY LAUNDERING	Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.
GENERAL	All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

FLOOR PLAN



Ground Floor



First Floor

All measurements are approximate and for display purposes only.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Energy rating

D

Valid until
21 August 2035

Certificate number
5635-3928-8500-0602-3226









