



**APARTMENT 1
2 SOUTH MARINE TERRACE
ABERYSTWYTH
SY23 1JX**



- **PRIME GROUND-FLOOR APARTMENT ON ABERYSTWYTH'S UPGRADED PROMENADE WITH COASTAL VIEWS**
- **TWO-BEDROOM HOME WITH HIGH-QUALITY MODERN FINISHES AND A BAY-FRONTED LIVING ROOM**
- **PRINCIPAL BEDROOM FEATURES AN EN-SUITE SHOWER ROOM AND PRIVATE REAR COURTYARD**
- **IDEAL LOCATION: STEPS FROM THE BEACH AND WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE**

Promenade Location with Sea Views

Occupying a prime position along Aberystwyth's newly upgraded promenade, this two-bedroom ground floor apartment enjoys views across South Beach and the sweeping coastline of Cardigan Bay.

Finished to a high standard throughout, the apartment provides a stylish and comfortable living environment, enhanced by high-quality modern upgrades.

The generous bay-fronted living room enjoys the property's sea views, providing a wonderful vantage point to take in the ever-changing coastal scenery across South Beach and Cardigan Bay, as well as some of the most striking sunsets Wales has to offer.

The property offers two well-proportioned bedrooms, with the principal bedroom benefiting from its own En-suite shower room, providing a comfortable and private retreat.

Externally, the property benefits from a private rear Courtyard, providing a pleasant outdoor space for relaxing or dining, along with the practical addition of a useful storage shed.

Perfectly positioned just steps from the beach and only moments from the vibrant centre of Aberystwyth, this property offers the perfect balance of coastal lifestyle and town convenience. From morning walks along the promenade to evenings enjoying the town's restaurants, cafés and cultural attractions, everything is within easy reach.

Aberystwyth is a thriving university and market town offering an excellent range of amenities including independent boutiques, national retailers, restaurants, healthcare facilities and leisure options. The town's mainline railway station provides direct connections to North Wales, the Midlands and beyond, making it well connected while retaining its relaxed seaside charm.

PRICE: **OFFERS INVITED IN THE REGION OF £225,000**

ACCOMMODATION – of approximate dimensions

Communal Main Entrance door into

COMMUNAL PORCH: Door into:

COMMUNAL HALLWAY: Stairs elevating to the upper floors and Main Entrance Door into:

FLAT ONE

HALLWAY Intercom handset, door to Kitchen Diner and door into:

LIVING ROOM **14'8/9'11 x 13'9 + Bay**
Double glazed Bay window to front with sea views, extensive range of wall shelving with cupboards below and double radiator.

KITCHEN DINER **13'8 x 11'4**
Base and wall units, four-ring gas hob with filter hood over, electric double oven, single bowl and drainer sink unit with mixer taps over, plumbing and spaces for washing machine and dishwasher, double radiator, double glazed French doors to the rear Courtyard and door through to:

INNER HALLWAY Two double glazed windows to side, cupboard housing the 'Worcester' gas-fired central heating boiler and doors off to:

BATHROOM	10'6 x 7' max Panelled bath with mixer taps and shower head over, low level flush WC, pedestal wash hand basin, glazed and tiled corner shower cubicle, extractor fan, medicine cabinet and radiator.
BEDROOM ONE	13'2 x 7'1 Double radiator, 'Velux' window and built in wardrobe
BEDROOM TWO	11'2 x 7'6 Double glazed windows to rear and side, double glazed glass panelled door opening onto the rear Courtyard, radiator and door to:
EN SUITE	7'2 x 4'8 Low level flush WC, corner glazed and tiled shower cubicle with mains operated shower, pedestal wash hand basin, Chrome effect ladder style radiator, shaving light and point and extractor fan.
EXTERNALLY	To the rear of the property is a private paved rear courtyard with door leading to:
STORAGE SHED	6'3 x 4'11 With a further door leading into the Communal Store which also opens onto Quay Road.
TENURE	We are advised that the property is Leasehold.
SERVICES	We are advised that Mains Electricity, Gas, Water and Drainage is connected to the property. Gas-Fired central heating system.
VIEWING	Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139
What3Words:	///stall.whistle.litigate
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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Flat 1
2 South Marine Terrace
Aberystwyth
SY23 1JX

Energy rating

D

Valid until

28 March 2036

Certificate number

0380-2361-9170-2326-1165

PHOTOS









