



Price £259,950

Almost thirty years from its inception, the Y Lanfa development in Aberystwyth, is widely acknowledged to be the most pioneering and perhaps most successful venture in the town's development, providing a blend of quality modern office space and executive residential units. Today, these apartments still hold the same desire and this superb first floor apartment is no different, offering two/three bedroomed accommodation and waterfront surroundings thus suiting professionals or investment buyers alike. The flat is beautifully presented displaying an array of en vogue fittings along with the comforts of central heating, full double glazing and a balcony, which offers a superb vantage point over the marina and a constant reminder of your surroundings. The location also allows excellent access to the centre of Aberystwyth and many of the amenities on offer in this vibrant and prominent university town.

10 Chalybeate Street, Aberystwyth, Ceredigion, SY23 1HS  
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## Accommodation Comprises

The property is accessed off a communal hallway having timber door to:-



### Hallway

Power point. Wall mounted RCD. Door entry audio system. Airing cupboard. Panelled radiator. Communicating doors off to:

### Bedroom Two

8'6" (2.59m) x 9'0" (2.74m) Double glazed window to front elevation. Range of power points. Panelled radiator.



### Bedroom One

9'9" (2.97m) x 12'8" (3.86m) Doubled glazed window to front elevation. Range of power points. TV point. Telephone point. Panelled radiator.

### Bathroom

Suite comprising concealed `eco` flush w/c, pedestal wash hand basin and glazed walk-in shower enclosure with chrome mixer shower unit. Chrome ladder radiator. Full ceramic wall tiling. Ceramic floor tiles.



### Living Room

12'4" (3.76m) x 16'8" (5.08m) Pair of double glazed French doors to rear elevation providing access to the balcony and views over the marina. Double panelled radiator. Range of power points. TV & Satellite points. Telephone point. `Amtico` flooring Sliding door to dining room and open plan to:

### Kitchen

9'0" (2.74m) x 7'9" (2.36m) Range of base and eye level units in white with black granite effect work surfaces over with contrasting ceramic wall tiles in red. Fitted `Bosch` electric fan assisted oven and grill. Fitted four burner gas hob in stainless steel having black splash back with extractor canopy over. Double bowl, single drainer, integrated sink unit. Integrated automatic washing machine. integrated fridge-freezer. Integrated microwave. Ceiling mounted chrome light track



### Dining Room/Bedroom

9'9" (2.97m) x 14'3" (4.34m) Double glazed window to rear elevation overlooking patio and marina. Range of power points. Panelled radiator.



### Cloakroom

Suite comprising wall mounted wash hand basin and `eco` flush WC.

### Outside

To the front there is a communal private parking area with assigned parking,.



### Services

Mains gas, electricity, water and drainage are connected.  
Council Tax BAND (E)

### Tenure

LEASEHOLD;- 120 YEARS commencing 2000. Service Charge: £144.00 pcm to cover maintenance of communal areas and Buildings Insurance.

### MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill.



### IMPORTANT INFORMATION

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representation of fact and do not constitute any part of an offer or contract. The seller does not make or give nor do we or our employees have the authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property . If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. LLOYD HERBERT & JONES HAVE NOT TESTED ANY ELECTRICAL WIRING, PLUMBING, DRAINAGE OR OTHER APPLIANCES. THE MENTION OF ANY APPLIANCES AND OR SERVICES WITHIN THESE SALES PARTICULARS DOES NOT IMPLY THAT THEY ARE IN FULL AND EFFICIENT WORKING ORDER.



## Ground Floor

Approx. 73.7 sq. metres (793.0 sq. feet)



Total area: approx. 73.7 sq. metres (793.0 sq. feet)

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Plan produced using PlanUp.

- Stunning Waterfront Apartment
- Views over Marina and Sea
- Two / Three Bedrooms
- Contemporary Design and Fittings
- Balcony
- Gas Central Heating