



**1 Glanrafon Terrace,
Trefechan SY23 1BY**
Guide price £255,000



A wonderfully presented 2/3 bedroomed end of terrace family home, superbly located overlooking the river with rear courtyard and garden.

Glanrafon Terrace is conveniently located in Trefechan on a sought after residential street which is within walking distance of the town centre of Aberystwyth and the Marina. The town being an important Mid Wales market town with employment opportunities in the tourist and retail sector in addition to other major employers such as the University, National Library of Wales and Bronglais hospital.

The property is very well presented throughout and briefly comprises of the following accommodation, on the ground floor - the light and spacious living room leads through into the modern kitchen with access to the rear patio. The layout of the home has the benefit of having either two reception rooms or two double bedrooms as well as the single bedroom. On the first floor – two good sized bedrooms and a bathroom. Externally, there is side & rear access to the garden which is a lovely seating area and prime sun spot! There are also no parking restrictions on street parking at Glanrafon Terrace.

Tenure

Freehold.

Services

All mains services connected.

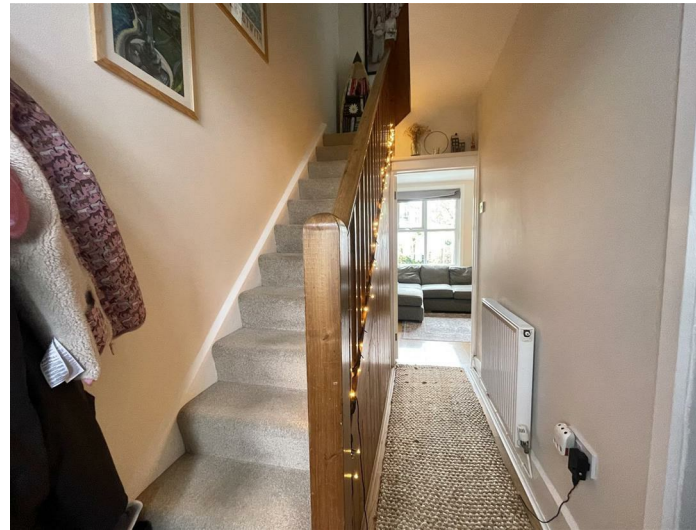
Council Tax

Band D.

Viewing

FRONT ENTRANCE DOOR

RECEPTION HALLWAY



With laminate flooring, stairs to first floor accommodation, radiator and doors to

LIVING ROOM

15'9 x 10'6 (4.80m x 3.20m)



With laminate flooring, large window to rear, feature fireplace on slate hearth and radiator. Door to



KITCHEN

14'6 x 6'5 (4.42m x 1.96m)



Comprising a modern shaker style fitted kitchen with a range of base & eye level units, integrated oven and grill, appliance spaces, induction hob and extractor fan hood over. Stainless steel sink with mixer tap, window to side and door to external rear.

BEDROOM 3/ FRONT SITTING ROOM

10'4 x 10'4 (3.15m x 3.15m)



Currently utilised as a downstairs bedroom. With window to fore, feature fireplace with wooden surround and radiator.

FIRST FLOOR ACCOMMODATION

LANDING

With doors to

BEDROOM 1

15'8 x 9'3 (4.78m x 2.82m)



A spacious master bedroom with windows to fore boasting beautiful views, cast iron feature fireplace and radiator.

BEDROOM 2

10'11 x 7'10 (3.33m x 2.39m)



With window to rear, cast iron feature fireplace and radiator.

BATHROOM

7'4 x 7'3 (2.24m x 2.21m)



Comprising bath tub with shower and screen over, wc, wash hand basin with led lit vanity mirror above, airing cupboard and obscured window to rear.

EXTERNALLY



An attractive yet low maintenance garden with stone patio seating area, wooden deck and artificial lawn and garden shed.

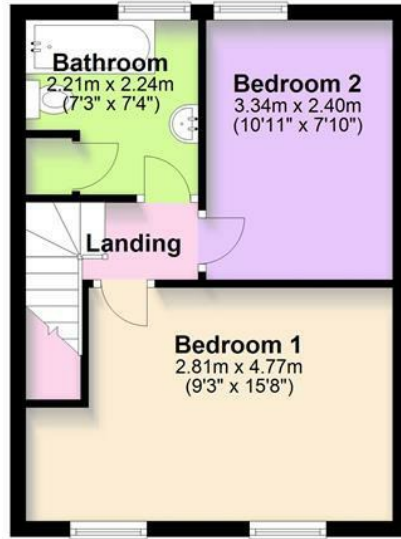




Ground Floor
Approx. 41.7 sq. metres (449.2 sq. feet)



First Floor
Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 77.6 sq. metres (835.6 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

1 Glanrafon Terrace, Trefechan, ABERYSTWYTH



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
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