



alexanders
Estate Agency

Felin Y Mor



Viewing Arrangements
Strictly by appointment
through Alexanders

Felin Y Mor

Asking Price £255,000

A beautifully renovated, modern two-bedroom semi-detached property located on the sought-after Felin Y Mor Road. This home benefits from a private driveway, a rear garden, and is within walking distance of Aberystwyth town, the harbour, promenade, and beach.

A great opportunity to purchase a beautifully renovated semi detached home situated on the highly sought-after Felin Y Mor Road. This charming property boasts a private driveway, a small rear garden, and a prime location just a short walk from Aberystwyth town, the harbour, promenade, and beach. Offering both comfort and convenience, this is a perfect choice for those seeking contemporary living close to all the coastal town has to offer.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Felin Y Mor

	2
	1
	1



ENTRANCE

The property is entered through a glass-panelled UPVC door, which opens into a small entryway.

ENTRYWAY

Laminate flooring, a wall-mounted radiator, stairs leading to the first floor, and a door providing access to the lounge.

LOUNGE (3.72m x 3.75m)

The lounge boasts laminate flooring, a wall-mounted radiator, a double-glazed window to the front elevation, an under-stairs storage cupboard, and a door leading into the kitchen.

KITCHEN (3.74m x 2.87m)

The kitchen features stylish grey tiled flooring and white eye-level and base-level units, complemented by grey tiling in water-sensitive areas. Built-in appliances include a Neue electric oven, a four-ring gas hob with an extractor fan above, and a single stainless steel sink with a mixer tap. The space also houses the Worcester boiler and fuse box. A double-glazed window to the rear elevation offers views of the garden, while a wall-mounted radiator adds warmth. A white glass-panelled UPVC door provides access to the rear garden.

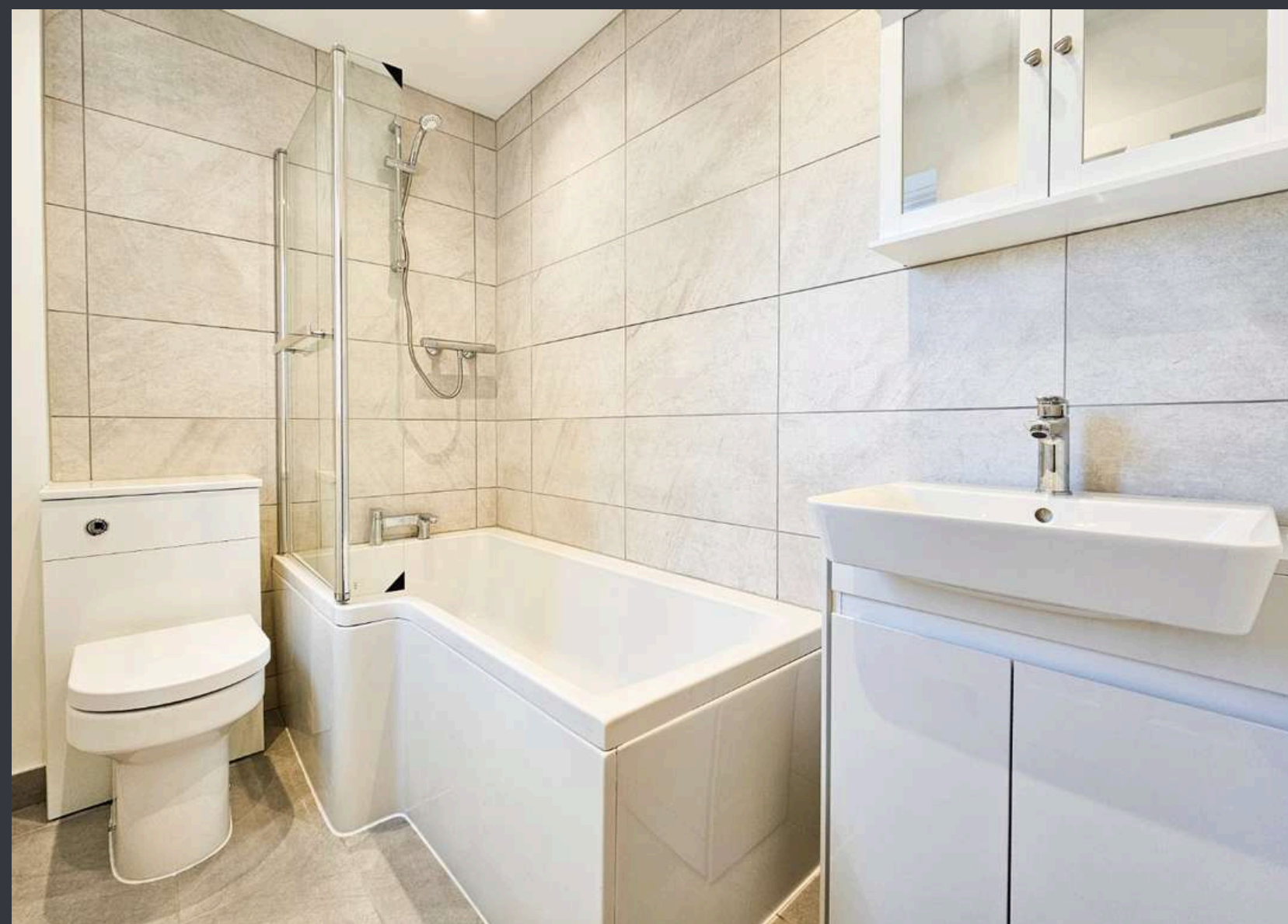
STAIRS LEAD TO THE FIRST FLOOR

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Felin Y Mor

	2
	1
	1



LANDING

The landing provides loft access and doors leading to the bedrooms and bathroom.

BATHROOM

The bathroom is of a modern design, featuring grey tiled flooring and grey wall tiles in water-sensitive areas. The suite includes a white bath with an overhead shower and shower screen, a low flush W.C and a white hand wash basin with a vanity unit above. Additional features include a wall-mounted radiator and a double-glazed frosted window to the side elevation, ensuring both privacy and natural light.

BEDROOM TWO (3.44m x 2.05m)

Bedroom two features carpeted flooring, a wall-mounted radiator, and a double-glazed window to the rear elevation, offering distant views of Aberystwyth and Constitution Hill.

BEDROOM ONE (3.65m x 3.73m)

The largest bedroom in the property features carpeted flooring, a wall-mounted radiator, and a built-in storage cupboard for added convenience.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Felin Y Mor

	2
	1
	1



EXTERIOR

The property benefits from a low-maintenance enclosed rear garden, designed with shingle stones and enhanced by a variety of mature shrubs and trees. A slabbed pathway to the side of the property provides convenient access to the front. Additionally, the property features a private driveway with space for up to two cars, offering practical and secure off-road parking.

IMPORTANT INFORMATION

TENURE

Freehold

SERVICES

This property is connected to mains electric and water and features gas central heating and is fully double glazed throughout.

ADDITIONAL INFORMATION

The property enjoys the comfort of mains gas central heating and is conveniently located approx. 0.8 miles from the bustling town center of Aberystwyth, ensuring easy access to amenities and attractions. The property features TV and Broadband power point and enjoys comprehensive 4G coverage across all mobile networks.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Felin Y Mor

-  2
-  1
-  1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2024 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale.

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

COPYRIGHT

© 2024 by Alexanders Estate Agency. All rights reserved. This publication or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the publisher, except for the use of brief quotations in a property review.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

All please note: Whilst every care is taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract. Measurements are approximate and plans included are for illustrative purposes.