

Unique development proposal with spectacular views over Aberystwyth Marina/Harbour and Cardigan Bay. Aberystwyth. West Wales.



Development site at, Aberystwyth Marina adjacent to Y Lanfa, Trefechan, Aberystwyth,
Ceredigion. SY23 1AS.

£475,000

Ref D/2184/RD

**** Unique development within harbourside and marina location ** Planning permission for the erection of 5 luxury apartments with associated parking ** Panoramic views down the Cardigan Bay Coast** Sought after location ** A spectacular development within this popular coastal town ** Average 1200 sq. ft. 2 bed apartments ** All utility services immediately adjacent ** Walking distance to town centre, supermarkets, Marks and Spencer etc. ** A FLAGSHIP SCHEME NOT TO BE MISSED ****

The development site is situated along Aberystwyth Marina and harbourside being in close walking distance to Aberystwyth town centre. The town offers a good level of local amenities and services including university, primary and secondary schools, 6th form college, leisure centre, National Library of Wales, Welsh Government and Local Authority offices, Network Rail connections, industrial and employment parks, retails parks and supermarkets, traditional high street offerings and promenade. Aberystwyth is the main strategic town of Mid Wales and is a focus of the Mid Wales Growth Fund.



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LOCATION

One of the most sought after locations along the favoured Cardigan Bay coastline being neatly positioned in the corner of the Y Lanfa scheme benefitting from a wonderful outlook towards Aberystwyth Marina and harbourside and also to the south along the Cardigan Bay coastline. The site enjoys private access from the adjoining roadway being exclusive to the residents of Y Lanfa.

The site is within easy, level distance to the seafront as well as town centre amenities.





THE SCHEME

Planning permission has been granted for the erection of a 5 storey luxury apartment building providing 4 independent and luxurious apartments with 1 affordable home, averaging 2 bedroom accommodation all orientated to maximise the outlook over the coastal views. (Ceredigion Council Planning Reference A220711).

Each apartment averages 1200sq.ft. throughout offering 2 bedroom accommodation and an excellent standard of living space with front balconies and terraces overlooking the marina and Cardigan Bay.

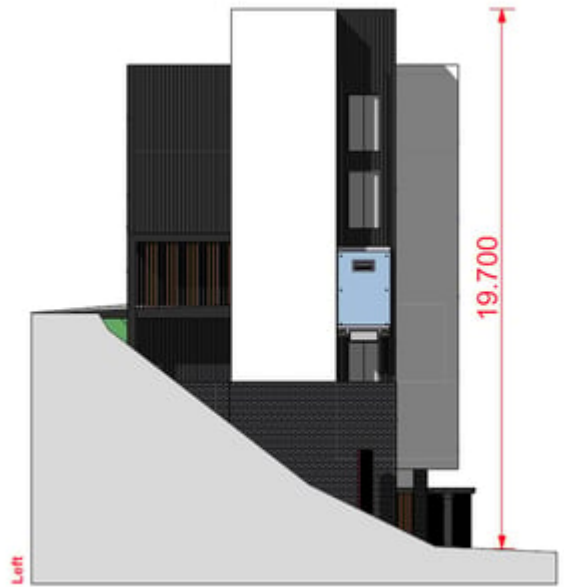
A provision is made for a lift access to all floors as well as a communal staircase.

In addition, individual and private parking spaces are provided for each apartment and these will be designated spaces within the Y Lanfa development.

The property has been designed to prevent any overlooking of private amenity space.

A full set of drawings are available via the sole selling agents.

Please note that one of these apartments are designated as an affordable home.



MONEY LAUNDERING REGULATIONS

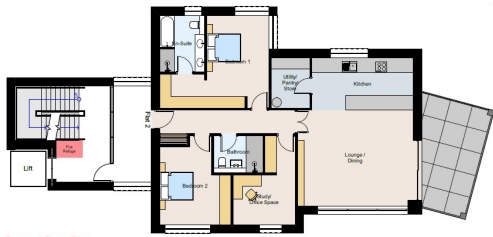
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

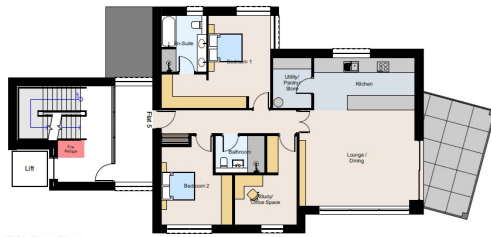
Services - mains water, electricity and drainage as well as mains gas connection are within the immediate vicinity of the development site.







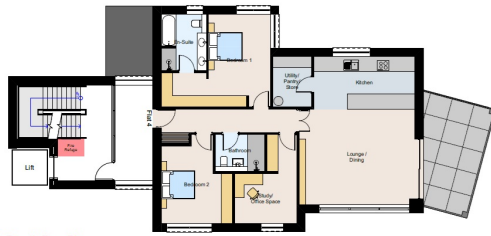
Second floor Plan



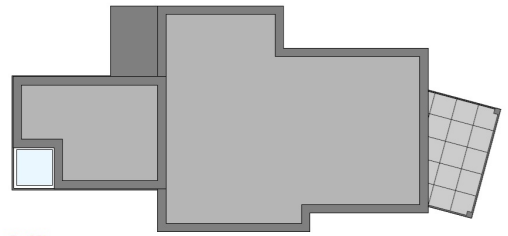
Fifth floor Plan



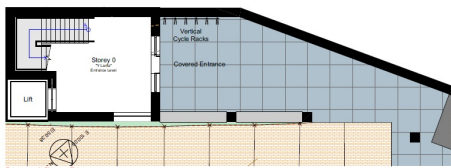
First floor Plan



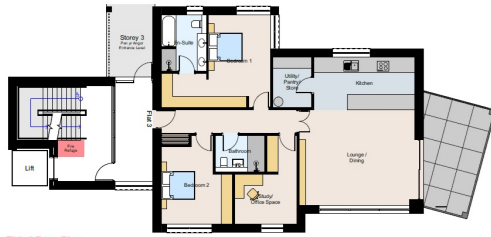
Fourth floor Plan



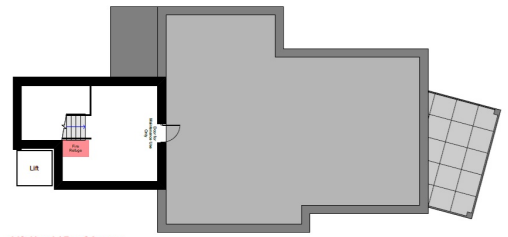
Roof Plan



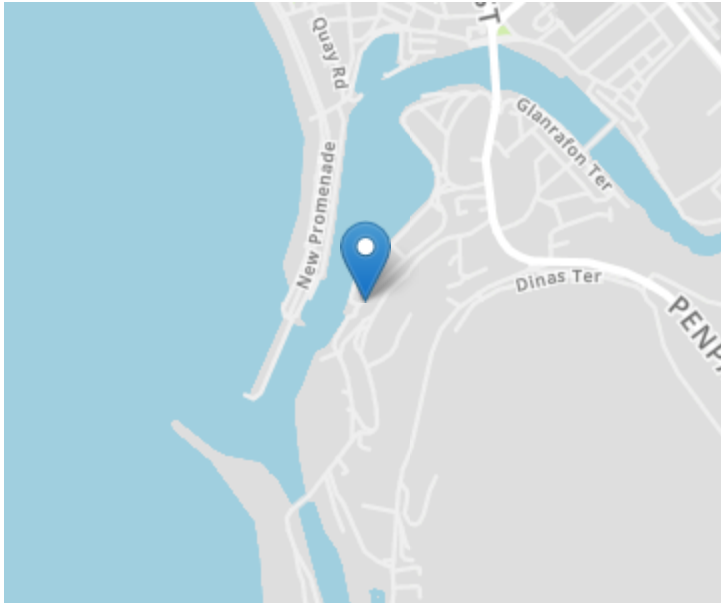
Ground floor Plan



Third floor Plan



Lift Head / Roof Access



Directions

The site is located within the Y Lanfa development. Travelling along the A487 via Trefechan, take the left hand turning after the fire station into Aberystwyth Marina and proceed for approximately 50 yards bearing left into Y Lanfa and continue through the parking arrangements of Y Lanfa and the spine road to the very end towards the slipway and the development site is located on the left hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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