



## Borth

£250,000

**\*\*VIDEO TOUR AVAILABLE\*\*** Three bedroom seaside property on the high street in Borth! A home that has been beautifully decorated and would make a fantastic holiday home or full time residence. Externally you have a fantastic garden from patio area, lawned area with pond, countryside views, plumbing for hot tub and workshop that has a unique painted mural! Benefiting from a range of space including three large bedrooms, lounge, kitchen, dining room, sun room and downstairs WC. Come take a look!

- THREE BEDROOM DETACHED HOUSE
- SEASIDE PROPERTY WITH SEA VIEWS
- GORGEOUS SUN ROOM
- PERFECT HOLIDAY HOME
- EXTENSIVE GARDEN
- POND & OPTIONAL HOT TUB
- COUNTRYSIDE VIEWS



2



3



1

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

[sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)

Call 01970 636000 to arrange a viewing

## TYCERRIG

The perfect Holiday home, or full-time residence, this 3 bed home is close both to all the local amenities and all the family favourites of the beach, golf course and zoo! Great location with stunning interiors! The village of Borth provides for local amenities to include primary school, post office and general stores. There is a regular bus service is available, the village also provides a train station. 10 minute drive to Aberystwyth.

## PROPERTY COMPRISSES

Unless expressly stated, all rooms have power points, UPVC double glazing and is heated via LPG gas central heating. All main services are connected and the property is ready to move straight into. Council tax band "D". Mains drainage, telephone subject to BT. The property has undergone works including a brand new roof with Spanish slate, a brand new shower room and front door.

## ENTRANCE HALL

Bright and airy with stairs up to first floor, the entrance hall is neutrally decorated, fully carpeted with doors to lounge, kitchen and dining room.

## LIVING ROOM

15' 7" x 12' 3" (4.76m x 3.75m) Large bay window to the front with distant sea views. Neutrally decorated and fully carpeted. Electric fireplace.

## DINING ROOM

9' 6" x 7' 8" (2.90m x 2.36m) Neutrally decorated and fully carpeted, the dining room is a perfect "square". Unique features include archway leading to kitchen.

## KITCHEN

12' 9" x 9' 6" (3.90m x 2.90m) Range of base and eye level units with roll-top wood effect work surfaces over. Stainless steel sink with mixer tap over. Space and plumbing suitable for freestanding washing machine. Space suitable for range cooker. Large opening to overlook sun room and a view of the garden. Communicating door to hallway. Larder: Space suitable for freestanding fridge freezer and additional storage.

## SUN ROOM

12' 7" x 5' 10" (3.84m x 1.80m) The perfect place to curl up with a book. Fully double glazed front with door to garden, radiator, pendant light and carpet flooring. Sit back and enjoy the countywide views.

## DOWNSTAIRS WC

7' 4" x 2' 7" (2.26m x 0.79m) Low flush WC, heated towel rail, hand basin, pendant light and tiled flooring.

## FIRST FLOOR

Stairs to first floor, carpeted with painted banister.

## MASTER BEDROOM

13' 7" x 10' 0" (4.15m x 3.06m) Large window to fore with fantastic sea views, radiator, carpet flooring, pendant light. Fantastic large fully fitted wardrobes. Access to the attic with pull down stairway.





### BEDROOM TWO

9' 10" x 9' 0" (3.01m x 2.76m) Bay window to the side of the property. Neutrally decorated and fully carpeted. Fully fitted mirror front wardrobes.

### BEDROOM THREE

9' 10" x 8' 0" (3.01m x 2.44m) Window to back overlooking the garden and scenery, radiator, carpet flooring, pendant light. Great double bedroom.

### SHOWER ROOM

5' 10" x 5' 3" (1.79m x 1.61m) Tiling to floor. Suite comprises low flush WC, pedestal wash hand basin, walk in shower, walls are fully tiled. Brand new shower room fitted in 2019. SMART automated Velux window with rain sensor which will automatically close the window if it rains.

### AIRING CUPBOARD

4' 11" x 2' 7" (1.50m x 0.80m) Situated on the landing with great space for storage. Gas combi boiler is housed here. Window to side.

### THE ATTIC

Stairs come down from the master bedroom, the attic is part boarded and fully insulated.







## OUTSIDE REAR OF PROPERTY

Access via gate to the side of the property or via the sun room. The property offers a fantastic external space from paved/gravel area with surround, painted wall leading to lawned area with full wooden fence, space for table and chairs, space and plumbing for hot tub, also for fish lovers, the current owners have their very own pond which has been done to a high standard. Countryside views surround and amazing workshop that has been hand painted with mural.

## WORKSHOP

2.54 Wide – 2.38 Height – 5.02 Length. Fully electric, perfect workshop.



## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2021 -

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](mailto:sales@alexanders-online.co.uk) for more information.

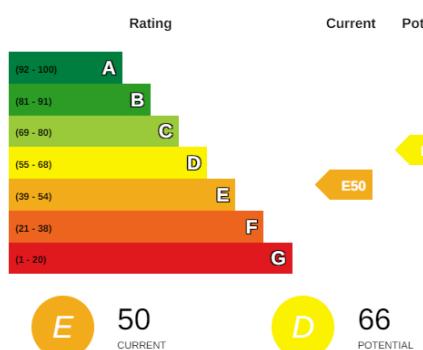
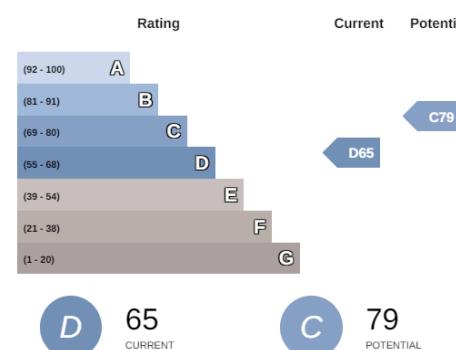
## COPYRIGHT

© 2021 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.





## Energy Efficiency Rating

Environmental (CO<sub>2</sub>) Impact Rating

## Local Authority

Ceredigion County Council

## Council Tax Band

D

## Energy Efficiency Rating

50

## Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been 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 and they should measurements are approximate and plans included for illustrative purposes.

## Opening Hours

Monday - Friday: 9am - 6pm  
Saturday: 9am - 5.30pm  
Sunday: 11am - 4pm

## Alexanders Residential Sales

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

## Contact Us

[www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
[sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
01970 636000

