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**3 Cambrian Terrace, Borth  
Aberystwyth Ceredigion SY24 5HU  
Guide price £299,500**

Situated in the heart of the village, a large Victorian terraced house with front and rear yards providing a sheltered sun trap (EER flat 1-59 flat 2-39)

### 3 Cambrian Terrace, Borth, Aberystwyth, Ceredigion, SY24 5HU

#### Situated in the heart of the village,

a large and highly adaptable Victorian terraced house with useful workshop space and front and rear yards. The property is currently occupied as two units - a spacious family home above, and commercial holiday accommodation business below. Minimal work would be required to revert the building to two residential maisonettes or to a very large family home. the property also benefits from having fire protection measure in place - these being essential for both holiday and residential lets

This large Victorian house is situated within a short distance of the railway station at the village and also within close proximity to all local amenities on offer at this popular resort to include general stores, doctors surgery, primary school and public houses. There Borth and Ynyslas Golf Club is also popular with the locals and tourists alike.

The university and market town of Aberystwyth is situated some 7 miles or so to the south and the rail service will also provide ease of access to Machynlleth, Shrewsbury, The Midlands and beyond.

#### TENURE:

Freehold

#### SERVICES:

Mains electricity, water and drainage are connected.

#### VIEWING:

Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

3 Cambrian Terrace provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

#### FRONT ENTRANCE DOOR TO

#### RECEPTION HALLWAY

with stairs to first floor accommodation and doors to

#### LIVING ROOM

14'2 x 15'2 max (4.32m x 4.62m max)



with Bay window, attractive fireplace with wooden mantel and surround set on a slate hearth with a Morso room heating range. Exposed wooden floor and radiator.

#### KITCHEN/ DINING ROOM

21' x 10'5 (6.40m x 3.18m )



comprising 1½ bowl enamel sink, base units with worktops over, tiled splash backs, radiator and tiled floor. Recess with shelving, door and window to side.

#### SHOWER ROOM

5'3 x 4' (1.60m x 1.22m )

comprising wc and Triton shower.

#### BATHROOM

5'6 x 8'1 (1.68m x 2.46m )



comprising pedestal wash hand basin, panelled bath with Triton shower and screen. Wc, extractor fan, tiled floor and splash backs.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

with doors to

### 3 Cambrian Terrace, Borth, Aberystwyth, Ceredigion, SY24 5HU

#### LIVING ROOM

15'8 x 18'9 (4.78m x 5.72m )



with a most attractive fireplace with room heating range, and bay window to fore with fines towards Aberdyfi. Radiator.

#### BEDROOM

6'7' x 17' (2.01m' x 5.18m )



with window to rear and side with secondary stairs case at the rear from the ground floor.

#### KITCHEN

13'7 x 11'7 (4.14m x 3.53m )



comprising 1½ enamel sink with mixer tap, base units with appliance spaces, tiled splash backs and eye level units. Shelving, tiled floor and window to rear.

#### SECOND FLOOR ACCOMMODATION

##### LANDING

with stairs to third floor accommodation and doors to

##### BEDROOM 1

16'1 x 13'1 (4.90m x 3.99m )



with bay window to fore with fine views over the village towards Aberdyfi and beyond. Fireplace with room heating range and radiator.

#### BEDROOM

10' x 8' (3.05m x 2.44m)



with window to side and radiator.

##### BEDROOM 2

5'5 x 10'9 (1.65m x 3.28m )

with feature fireplace, window to rear and wall mounted gas fired central heating boiler.

##### BEDROOM 3

16' x 5'5 min (4.88m x 1.65m min )

with window to fore and radiator.

##### BATHROOM

9'5 x 4'7 (2.87m x 1.40m)

a 3 piece suite comprising panelled bath with Triton shower and screen. Pedestal wash hand basin and wc.

#### THIRD FLOOR ACCOMMODATION

### 3 Cambrian Terrace, Borth, Aberystwyth, Ceredigion, SY24 5HU

#### LANDING

with doors to

#### BEDROOM 4

9' x 14' (2.74m x 4.27m )

with velux window to fore and window to rear. Together with

#### EN -SUITE SHOWER ROOM

comprising Triton shower screen, wc and wash hand basin. Velux window.

#### BEDROOM 5

12'1 x 7'4 (3.68m x 2.24m)



with velux window (views towards Aberdyfi)

#### EXTERNALLY



Front garden with access to front entrance door.

#### REAR YARD

with free-standing Worcester gas fired central heating boiler, garden shed and sun-trap and access to

#### WORKSHOP

14'8 x 11'1 (4.47m x 3.38m)

useful workshop/additional room with water and electricity connected. Two windows to the side, and double glazed doors opening onto the rear yard.

#### DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north Penglais Hill to Bow St. At the northern edge of the village turn

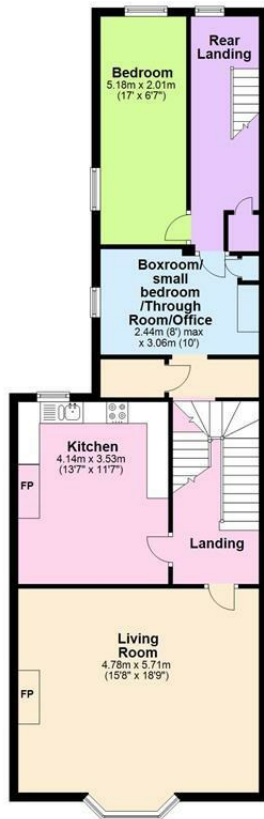
left towards Borth (signposted) and proceed to Borth. Proceed down the main thoroughfare before turning right towards the railway station and the property is on the right hand side.



**Ground Floor**



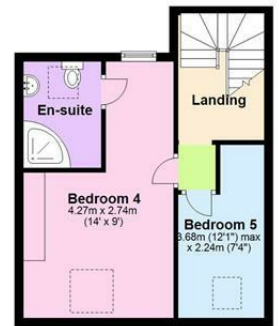
**First Floor**



**Second Floor**



**Third Floor**



Total area: approx. 271.0 sq. metres (2917.5 sq. feet)

The Floor plans are for guidance only.  
Plan produced using Plansip.

**3 Cambrian Terrace, Borth**

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	