



## Upper Borth

£489,950



Set on arguably one of the best plots in the county, Cliff Top House is a rare and special opportunity. This sublime home is designed to maximize its coastal location. The residence provides a welcome place for the sun to call home, and the huge private gardens provides the ideal venue to enjoy the relaxing sound of the sweeping waves. Needing updating in some areas and some TLC.

- STUNNING CLIFF TOP DETACHED HOUSE
- UNRIVALLED SEA & COASTAL VIEWS
- 1930's ARCHITECTURAL FEATURES
- BASEMENT / ANNEX
- BEAUTIFUL PRIVATE GROUNDS
- IN NEED OF WORK
- 4 BEDROOMS 2 RECEPTIONS

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

## CLIFFTOP HOUSE

The cool sea breeze and warm sunshine bathes the balconies that lead off the two main bedrooms, which both benefit from unrivalled views of the coast line. As you arrive at the property your attention will be immediately captivated not by the sheer size of the grounds, but by the priceless vistas that surround you. Cliff Top House is the crowning glory of this cliff side location, and is certainly aptly named, providing unequalled views of the coastline and village below.

## PROPERTY COMPRISES

Property is approached via private drive. Gated access to chipped driveway provides parking for approximately 5 vehicles. Property is entered via double glazed uPVC casement doors to Entrance Hall. Council Tax Band F. Heated via electric.

## ENTRANCE HALL

14' 4" x 9' 7" (4.39m x 2.93m) Step inside the gorgeous entrance hallway. Ceramic tiling to floor. Oak panelling to walls. Oak stairs rising to first floor. Communicating doors off. Range of power points. Telephone point. Pair of glazed communicating doors to Lounge. Bespoke oak open-tread stairs lead to First Floor Landing.

## LOUNGE

24' 2" x 15' 2" (7.38m x 4.64m) Grand lounge area with views from every angle. Wide and bright, a perfect room to sit and relax and enjoy the ambiance cliff top house has to offer. Double glazed uPVC sliding patio door to side elevation. Double glazed uPVC window to side and rear elevation providing breath taking views over Borth,

Ynyslas and Cardigan Bay. Coving to ceiling. Economy 7 storage heater. Range of power points. Television point. Attractive art deco style fireplace with electric fire. Open plan to Dining Room.

## DINING ROOM

24' 0" x 10' 10" (7.32m x 3.31m) Double glazed uPVC window to rear elevation with beautiful coastal views . Storage heater. Range of power points. Coving to ceiling. Communicating doors off.

## KITCHEN

12' 0" x 9' 8" (3.67m x 2.97m) Double glazed uPVC window to side elevation. Range of base and eye level units with roll top work surfaces over. Colour coded double oven and grill Stoves electric oven. Colour coded four ring electric Stoves hob with extractor hood over. Ceramic tiled splash back. Range of power points. Soft line Unidare electric heater. Part timber panelling to walls.

## UTILITY ROOM

10' 5" x 8' 11" (3.20m x 2.74m) Open archway to utility room. Double glazed uPVC windows to rear and side elevations. Range of power points. Space suitable for American style double fridge freezer. Space and plumbing suitable for automatic washing machine and dishwasher. Single bowl single drainer stainless steel sink unit with mixer tap over. Range of base and eye level units with roll top work surfaces over. Timber doors to original built in storage cupboards. Range of power points. uPVC double glazed casement door to rear porch.





### REAR PORCH

UPVC windows to all elevations and opaque glazed uPVC casement door providing access to side patio.

### BEDROOM THREE

Double glazed uPVC sliding patio door out onto balcony offering the most beautiful sea and beach views. Double glazed uPVC window to side elevation. Unidare economy7 storage heater. Coving to ceiling. Built in large mirrored wardrobe. Range of power points.

### BEDROOM FOUR

11' 3" x 11' 1" (3.43m x 3.40m) Double glazed uPVC sliding patio door out onto balcony which boasts extraordinary sea views. Double glazed uPVC window to side elevation. Coving to ceiling. Range of power points.

### BATHROOM

9' 10" x 8' 2" (3.00m x 2.49m) Glazed window to rear elevation. Suite comprising low flush WC, bidet, panelled corner bath with mixer tap over. Ceramic sink in vanity unit with illuminated mirror over. Double shower with glazed screen door housing chrome finish electric power shower.

### SHOWER ROOM

Double glazed uPVC window to side and rear elevations. Suite comprising low flush WC. Wash hand basin in vanity unit. Corner shower cubicle with glazed screen doors and housing Sector electric shower. Ceramic tiling to water sensitive areas and ceramic tiling to floor.







### MASTER BEDROOM

15' 5" x 12' 1" (4.72m x 3.69m) Two large double glazed Velux windows to side elevation providing the most incredible sea views in Borth across Cardigan Bay. Partially exposed beam. Timber door to built in wardrobes. Timber door providing access to large under eaves store room.

### BEDROOM TWO

11' 0" x 10' 4" (3.37m x 3.17m) Double glazed Velux window to rear elevation looking out over Borth and Ynyslas beach and out into Cardigan Bay as well as looking over the attractive garden. Range of power points. Wash hand basin and vanity unit as well as a pair of timber doors to large built in wardrobe.



### BASEMENT

26' 11" x 15' 1" (8.22m x 4.61m) Is accessed separately to main house via uPVC casement glazed door having glazed window to rear elevation providing beautiful sea and garden views. Electric fire. Range of power points. Telephone point. Television point. Storage heater. Coving to ceiling. Communicating door off into Rear Hallway.

### SHOWER ROOM

Opaque glazed window to rear elevation. Suite comprising low flush WC, pedestal wash hand basin and corner shower cubicle. Ceramic tiling to all walls. Dimplex electric fan heater. Ceramic tiling to floor. Communicating door into store room.



### OUTSIDE OF PROPERTY

Property is approached via private drive. Gated access to chipped driveway provides parking for approximately 5 vehicles. To rear of property is laid almost entirely to lawn with a range of flowering herbaceous and tropical plants to all perimeters. Fencing to all perimeters. Side of property is laid to patio with flowering and scented borders, perennials, hedging, mature trees, plants and bushes.

### GARAGE

measurements to be confirmed.

### 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 for more information.

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**Local Authority**

Ceredigion County Council

**Council Tax Band**

F

**Energy Efficiency Rating**

43

**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.

**Alexanders Residential Sales**

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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**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

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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62   D
39-54	E	43   E	
21-38	F		



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