



Borth

£397,500



Located in one of Ceredigion's most popular villages, with character features and spread over three floors. Bay View, living up to its name is coastal living at its finest. Step outside onto the beach with views over Cardigan Bay and beyond. How would you fancy taking a stroll along the beach every morning or evening, just seconds away from your front door? Tempted? This could be the home for you.

- BEAUTIFUL 5 BEDROOM HOUSE
- COASTAL LIVING WITH AMAZING SEA VIEWS
- FULL OF CHARACTER & UNIQUE FEATURES
- COUNTRYSIDE VIEWS FROM THE REAR
- POPULAR VILLAGE OF BORTH
- STEP OUTSIDE ONTO THE BEACH
- BATHROOM & SHOWER ROOM

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Call 01970 636000 to arrange a viewing

BAY VIEW

Proud to present this five bedroom, three storey house in the popular destination of Borth. Step inside Bay View where you will be greeted with many character features, including gorgeous Minton tiled flooring, tall ceilings and pine staircases. The village, extremely popular offers pubs, restaurants, cinema, beaches, school and a conveniently accessible bus and train service.

PROPERTY COMPRISES

Bay View, a home you could simply move into, is spread over three floors and has fantastic views to the front and rear. Unless expressly stated all rooms have a range of power points, double glazed windows and electric storage heaters. Mains water, electricity and drainage connected. Council Tax Band D.

ENTRANCE

Entered via part glazed timber door, door to hallway. Property provides window to front with house name "Bay View".

HALLWAY

Step inside where you will be greeted with beautiful decorative Victorian Minton flooring, original pine staircase to first and second floors. Communicating doors to lounge, kitchen and under stair storage,

LOUNGE

17' 1" x 14' 2" (5.21m x 4.34m) Grand lounge flooded with natural light and extensive sea views. Neutrally decorated and fully carpeted. Feature decorative fireplace, bay window to front.

KITCHEN / DINING ROOM

12' 11" x 12' 9" (3.94m x 3.91m) The kitchen / dining room is fitted with a range of wooden base and eye level units with worktop over. Stainless steel sink with drainer. Brick wall feature fireplace. Window and door out to garden.

FIRST FLOOR LANDING

Window to rear, staircase to second floor.

BEDROOM ONE / RECEPTION

Currently utilised as another reception room, views expanding across Cardigan Bay, the perfect room to enjoy the views from your sofa. Bay window and feature decorative fireplace. Could be utilised as bedroom one.

BEDROOM TWO

11' 8" x 9' 6" (3.58m x 2.92m) Bedroom located at the rear. Countryside views. Built in wardrobe and sink hand wash basin.

BEDROOM THREE

13' 3" x 6' 11" (4.04m x 2.13m) Window to front. Neutrally decorated and fully carpeted. Sea views.

SHOWER ROOM

Low level flush WC. Sink hand basin, shower. Window to side.

SECOND FLOOR LANDING

Communicating doors to two bedrooms and bathroom.



**BEDROOM FOUR**

13' 3" x 11' 8" (4.06m x 3.56m) Sea views to the front. Neutrally decorated and fully carpeted.

BEDROOM FIVE

13' 3" x 7' 4" (4.06m x 2.24m) Neutrally decorated and fully carpeted.

BATHROOM

Bathroom renovation comprising of bathtub, low flush WC, hand wash basin, archway feature to shower cubicle. Build in storage great for towels. Window overlooking the countryside and Borth church.

EXTERNALLY

To the front of the property is an enclosed patio area. To the rear of the property is an enclosed lawned garden with substantial block built store shed.







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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Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. AEA Management Ltd
Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

D

Energy Efficiency Rating

TBC

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

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Opening Hours

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

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