



## Borth

£280,000



In the ever popular village of Borth, moments from the beach we present Morawel. Three bedroom cottage with loft room providing the most stunning countryside views. A property that offers not only masses of space inside but parking to the front and garden to the rear. Located next to the train station, bus stop and convenient store, Morawel has all the potential to be your permanent resident or holiday home.

- THREE BEDROOM COTTAGE WITH PARKING
- TWO RECEPTION ROOMS
- SUNROOM & FANTASTIC GARDEN
- ATTIC ROOM WITH GORGEOUS VIEWS
- CHAIN FREE PROPERTY WITH SEA VIEWS
- MOMENTS FROM THE BEACH
- IN THE POPULAR VILLAGE OF BORTH

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

## MORAWEL

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!

Although removed from the hustle and bustle, there is plenty to do in this quiet welsh village, perhaps one of the most enjoyable things being watching the film crews whom come down to film Hinterland in Borth and Aberystwyth, which is a mere 7 miles away. In short, a great location + stunning interiors = a property well worth a visit.

## PROPERTY COMPRISES

Unless expressly stated all rooms have a range of power points, double glazed windows and is heated via gas central heating. Council tax band C.

## PORCH

Step inside Morawel. Communicating door to living room.

## LIVING ROOM

19' 9" x 13' 11" (6.04m x 4.25m) Sensitive to the original character of the house, but preferring clean contemporary lines, the lounge feels modern whilst maintaining some old-world welsh charm - for example, rather than being covered, the original exposed stone wall has been made into a great focal point.

Fireplace. Natural light beams from the window to front, glass door from porch and window from the sun room. Stairs up to first floor. Doorway to reception room, door to kitchen.

## RECEPTION ROOM

19' 10" x 9' 9" (6.05m x 2.99m) Could be utilised as whatever the next owner wishes, whether it be a secondary living room or dining room. Window to front. Fireplace.

## KITCHEN

12' 2" x 9' 10" (3.71m x 3.00m) Light and airy kitchen area with access to the sun room and separate utility. White base and eye level units with work top over. Built in cupboard. Space for cooker with built in extractor over. Stainless steel sink with mixer tap over.

## UTILITY ROOM

10' 10" x 9' 3" (3.32m x 2.83m) Base units with wooden worktop. Utility provides plumbing for washing machine and dryer. Boiler is housed here. Windows overlooking the rear. Communicating door to kitchen, sun room and storage.

## SUN ROOM

22' 5" x 8' 6" (6.84m x 2.61m) Access via kitchen and utility. The sunroom has access to the WC and rear garden.

## WC

Downstairs low flush WC.





### FIRST FLOOR

Stairs carpeted to first floor.

### MASTER BEDROOM

19' 8" x 12' 7" (6,65m x 3.86m) Of great proportion and extremely well lit, this master bedroom is neutrally decorated and fully carpeted. Fireplace and two large windows either side.

### BEDROOM TWO

13' 6" x 9' 2" (4.14m x 2.81m) Double bedroom with sea views to the front. Built in storage perfect for belongings.

### BEDROOM THREE

9' 7" x 8' 0" (2.93m x 2.46m) Single bedroom with window to rear.

### SECOND FLOOR

Doorway to hidden wooden staircase up to loft room.

### LOFT ROOM

20' 4" x 10' 7" (6.22m x 3.23m) A loft that could be transformed into fourth bedroom feels light and spacious with three windows to the side letting in natural light.







### OUTSIDE OF PROPERTY

Outside to the rear of the property you have a concrete area perfect for table and chairs. Further down you have a lawned area. Countryside views. To the front, you have parking for a vehicle.

### 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.

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**Local Authority**

Ceredigion County Council

**Council Tax Band**

C

**Energy Efficiency Rating**

10

**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.

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Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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Sunday: 11am - 4pm

**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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		39   E
21-38	F		
1-20	G	10   G	



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