



## Dol Y Bont

£225,000



A generous three bedroom cottage in the peaceful location of Dol Y Bont. With A-frame beams, multi fuel stove and slate flooring, Hazel Cottage offers that authentic country experience with only being 5 miles from Aberystwyth town. If you are looking for somewhere peaceful and for a place to unwind, a home for all the family, this one is for you. Chain free.

- GORGEOUS THREE BEDROOM COTTAGE
- MODERN INTERIORS WITH GARDEN
- READY TO MOVE STRAIGHT INTO
- THE PERFECT FAMILY HOME
- BATHROOM & ENSUITE
- ALL DOUBLE BEDROOMS
- CHAIN FREE

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Call 01970 636000 to arrange a viewing



## HAZEL COTTAGE

Hazel cottage is a sweet and cosy end terraced cottage in the peaceful location of Dol Y Bont. The current owner has given the cottage a complete makeover with contemporary fittings and features but the original character of the cottage has not been tarnished with its A-frame beams and slate flooring, curl up on the sofa with a good book and enjoy the warmth from the log burner. If you are looking for somewhere peaceful or somewhere to seek adventure, you won't be disappointed. Hazel cottage is the perfect place to unwind with the beaches of Borth and Ynyslas being 2 minutes away. Why not take a look for yourself?

## PROPERTY COMPRISES

Unless expressly stated, all rooms have power points, double glazing and is heated via oil central heating. All main services are connected. private drainage with septic tank, telephone subject to BT. We are informed the property is of Freehold Tenure. Council Tax C. Chain free.

The village of Dol Y Bont located just before the popular holiday village of Borth. Borth provides a good range of local amenities including Village shops with Post Office, Doctors surgery, Primary education, Railway station and public transport to the busy University and noted coastal town of Aberystwyth approximately 9 miles and the thriving market town of Machynlleth approximately 14 miles.

## PORCH

Step inside Hazel Cottage. Space for coats, shoes and bags. Door into play room (left) and door into lounge (right).

## LOUNGE

14' 7" x 17' 9" (4.45m x 5.42m) 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 A-frame beams have been made into a great focal point. The current owner has made this feel like its own intimate space, perfect for curling up with a good book, whilst still being with the rest of the family. Window to the front. Double doors into kitchen/diner.

## KITCHEN

11' 5" x 25' 1" (3.50m x 7.66m) The kitchen is well-equipped for all your needs, open plan with utility room, and leads out onto the enclosed garden. Well lit with slate flooring, the kitchen provides a range of units including integrated grill/cooker. 4 ring hob with extractor over. Stainless steel sink with drainer and mixer tap over. Stairs up to first floor. Open plan to utility area with stainless steel sink, tap and drainer. Plumbing for dishwasher and washing machine. Space for fridge freezer. Under stair storage, door to downstairs WC and playroom.





### PLAY ROOM

12' 11" x 9' 6" (3.96m x 2.92m) Neutrally decorated with oak flooring. This room is currently used as a playroom, however could be transformed into another reception room, dining room or what ever the next owner wishes. Door to porch, window to front.

### DOWNSTARS WC

Low flush WC and square sink basin.

### FIRST FLOOR

Stairs up to first floor, Velux window on landing.

### MASTER BEDROOM

12' 7" x 11' 2" (3.85m x 3.42m) Generous in size like all the bedrooms at Hazel Cottage. The master has been neutrally decorated and has its very own ensuite shower room.

### ENSUITE

4' 0" x 7' 1" (1.23m x 2.16m) Walk in shower cubicle, low flush WC and hand wash basin.

### BEDROOM TWO

12' 9" x 10' 2" (3.89m x 3.11m) Extremely generous in size, bedroom two offers two windows overlooking the rear and over stair storage.

### BEDROOM THREE

14' 11" x 10' 7" (4.57m x 3.25m) Neutrally decorated and fully carpeted. Windows to front.











### BATHROOM

7' 9" x 8' 2" (2.38m x 2.51m) Modern bathroom suite comprising low flush WC, square hand wash basin, bathtub. Window to rear.

### 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 with gorgeous countryside views.

### IMPORTANT INFORMATION

#### MONEY LAUNDERING REGULATIONS 2022 -

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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**GROUND FLOOR**



**FIRST FLOOR**



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**

C

**Energy Efficiency Rating**

72

**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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**Opening Hours**

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Saturday: 9am - 5.30pm  
Sunday: 11am - 4pm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Contact Us**

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