



Borth

£230,000



A two bedroom bungalow, moments from the seafront, with a beautiful garden bursting with colour. Welcome to Vangre. Complete with a sunny conservatory, doors opening from the main bedroom out into the gorgeous gardens, views over rolling welsh hills and parking. Located in the popular seaside town of Borth, this bungalow really has it all.

- 2 BEDROOM BUNGALOW
- MOMENTS FROM THE SEAFRONT
- LARGE LANDSCAPED GARDEN
- CONSERVATORY
- PARKING
- COUNTRYSIDE VIEWS

Cambrian Chambers
Terrace Road
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SY23 1NY

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www.alexanders-online.co.uk

Call 01970 636000 to arrange a viewing

VANGRE

Being less than 60 seconds from the seafront is the very peak of the iceberg of things that make Vangre so wonderful. If you fancy yourself a seaside home with two double bedrooms, a spacious living room, a flat, beautifully landscaped garden and parking - look no further.

PROPERTY COMPRISES

Unless expressly stated, all rooms have a range of power points, UPVC double glazed windows and radiators. The property is heated via electric radiators with mains drainage. Property is council tax band C.

KITCHEN

16' 6" x 14' 4" (5.05m x 4.39m)

The front door leads directly into the properties bright I-shaped kitchen. Fitted with wood effect base units and black laminate worktops with space for a small dining table. Communicating doors through to the bathroom and living space.

BATHROOM

8' 7" x 5' 5" (2.62m x 1.67m)

Family bathroom with grey marbled tiles to water sensitive areas and white suite including bath with shower overhead, toilet and bidet.

LIVING ROOM

18' 6" x 10' 0" (5.66m x 3.06m)

Spacious living rea with fireplace at one end and glass doors through to the conservatory at the other. Communicating doors to kitchen and hallway through to bedrooms.

CONSERVATORY

12' 4" x 8' 5" (3.77m x 2.57m)

The conservatory provides the perfect extra reception room to enjoy the views of the garden and hills beyond.

BEDROOM ONE

9' 11" x 9' 0" (3.04m x 2.76m) Bedroom one houses a double bed and has French doors opening out into the luscious gardens. The perfect place to sip a coffee on a summers morning with a warm breeze and the birds singing all from the comfort of your bed.

BEDROOM TWO

13' 0" x 8' 11" (3.97m x 2.74m) Another double bedroom with plenty of space for furnishings.

OUTSIDE SPACE

Once a tennis court for the Grand Hotel this long, flat, beautifully landscaped garden is the perfect place to unwind. Surrounded by rose bushes, a small pond and a view out over the Welsh countryside. Side access allows for easy access for maintenance.





VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information.

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.

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Total area: approx. 72.8 sq. metres (783.5 sq. feet)

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

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

Cambrian Chambers
Terrace Road
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Opening Hours

Monday - Friday: 9am - 6pm
Saturday: 10am - 4pm

Contact Us

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