


Borth

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Viewing Arrangements
Strictly by appointment
through Alexanders



Bronheulyn, Borth

Asking Price £183,000

Charming two bedroom stone cottage situated in the popular village of Borth.

We are delighted to present this charming two bedroom stone cottage located in the village of Borth. Recently refurbished throughout to a high standard, this property offers a perfect blend of modern convenience and rustic charm. The cottage provides a serene and idyllic living environment. The property is ideally situated in the sought-after village of Borth. Residents can enjoy easy access to stunning beaches, scenic coastal walks, and breathtaking views. The village offers a range of local amenities, including shops, restaurants, and a local cinema, providing convenience and a strong sense of community. With its close proximity to larger towns such as Aberystwyth.

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PROPERTY COMPRISES

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

LIVING ROOM - 4.51m x 3.69m (14.7 x 12.1)

Cosy living space with a newly fitted log burner, oak beam mantle above, wooden beams to ceiling.

4.51m x 1.90m (14.7 x 6.2)

Complete with integrated hob, oven, and extraction hood. Stainless steel sink, space for a washing machine.



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BATHROOM - 1.65m x 2.44m (5.4 x 2.4)

White suite comprising wash hand basin set into alcove with vanity unit below, toilet and bath. All walls are clad in a marble effect bathroom wall panels.



BEDROOM ONE - 3.88m x 2.71m (12.7 x 8.9)

Situated at the front of the house, the master bedroom has plenty of space for a double bed.

BEDROOM TWO - 2.42m x 2.71m (7.9 x 8.9)

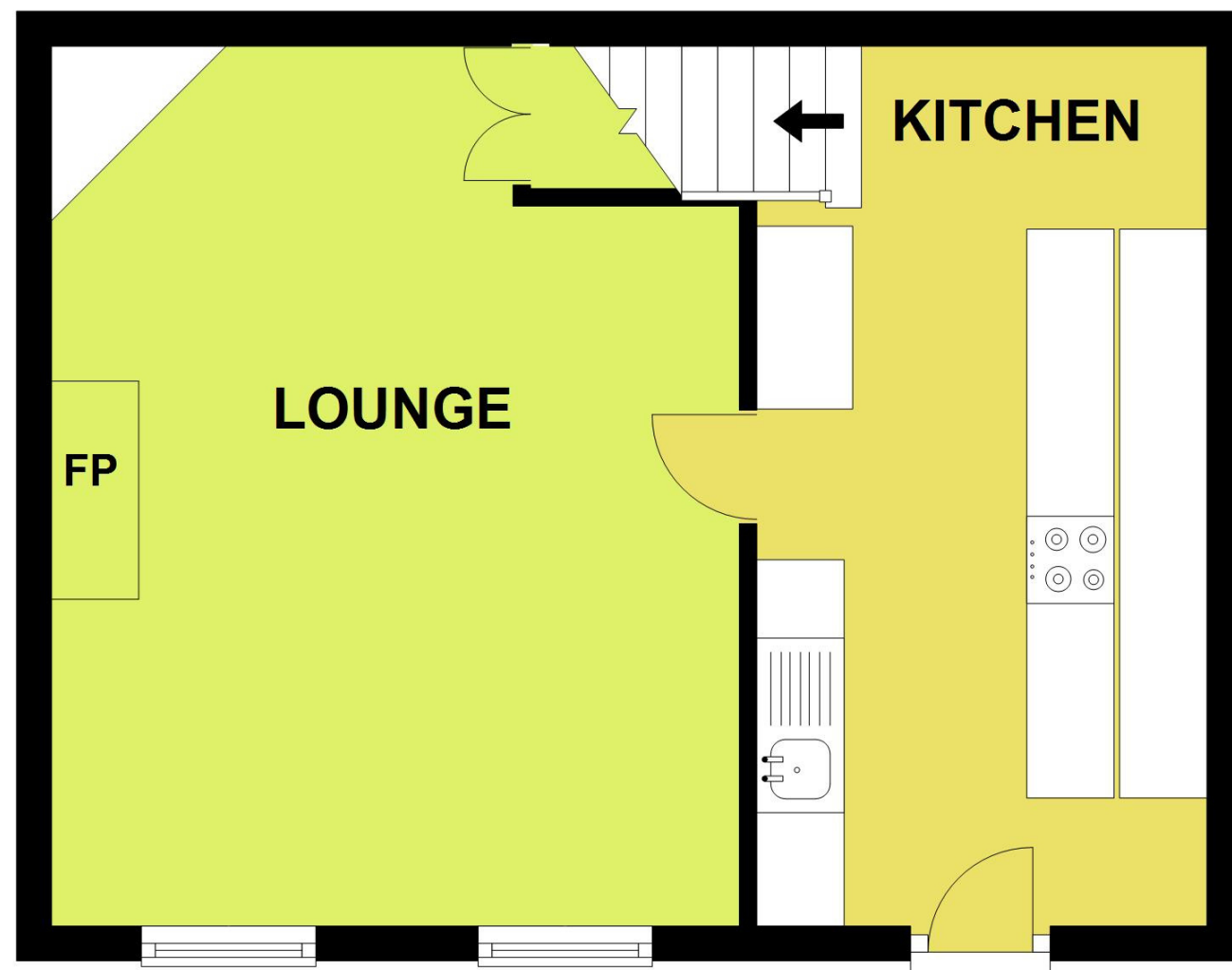
Bedroom two is a single bedroom and is also situated at the front of the property overlooking the rear garden.

OUTSIDE SPACE

The rear garden area has a concrete hardstanding leading from the cottage, the remainder of the garden has been hard landscaped using golden gravel to provide a private parking area. There is also a recently constructed timber shed set on a concrete base. To the left hand side of the garden is a block built storage shed with a mono pitch roof, and a vented log store.



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.

alexanders
Estate Agency

Borth
Energy Rating
E

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

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2023

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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