

## Borth

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Viewing Arrangements  
Strictly by appointment  
through Alexanders



# Arfryn

# Asking Price £290,000

**Stunning 4-Bed dorma bungalow with garage, garden, and breathtaking sea views in Borth.**

Welcome to this 4-bedroom dorma bungalow nestled at the top of Borth, a charming coastal town. Boasting panoramic sea views that stretch out towards the village. The property is situated at the top of Borth, a sought-after location known for its natural beauty and proximity to the sea. Borth offers a tranquil coastal lifestyle while still providing easy access to essential amenities, including shops, restaurants, schools, and public transportation.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

E: [sales@alexanders-online.co.uk](mailto:sales@alexanders-online.co.uk)  
W: [www.alexanders-online.co.uk](http://www.alexanders-online.co.uk)  
T: 01970 636000

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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 oil central heating. Property is council tax band E.

#### LIVING ROOM - 3.80m x 4.55m (12'6 x 14'11)

Large living space with walls of a neutral colour. Electric Parkray Fire installed. Brick feature around the electric fireplace. Large bay window overlooking the side garden & apple tree.

#### KITCHEN - 3.10m x 3.80m (10'2 x 12'6)

Open kitchen space in a neutral colour. Square tiled lino in multi-pastel colours. Tricity Bendix electric oven. White kitchen cupboards & cabinets with wooden handles. Door to dining room. Windows overlooking the front.



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### **DINING ROOM - 3.10m x 3.11m (10'2 x 10'2)**

Large dining room finished off in a pink and burgundy mix. Windows to the rear of the property and access to the porch and boiler room.

### **BATHROOM - 1.55m x 1.74m (5'1 x 5'8)**

Full bathroom fitted in a green/grey colour. Pink walls and flowered tiles. Frosted windows looking out to the porch area.

### **BOILER ROOM - 1.38m x 1.75m (4'6 x 5'9)**

Firebird Oil Boiler - Enviromax model installed - Sink attached and window looking out.

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### **BEDROOM ONE - 3.70m x 3.75m (12'2 x 12'4)**

Rear of the property, this room is a large double with corner windows looking out to the garden. Neutral walls with a patterned carpet.

### **BEDROOM TWO - 2.75m x 2.75m (9' x 9')**

Double bedroom rear to the property, with pink walls and patterned carpet.

### **BEDROOM THREE - 2.75m x 3.65m (9' x 12')**

Double bedroom currently used as a reception, access leading to the porch area and outback access.

### **BEDROOM FOUR - 4.08m x 2.78m (13'4 x 9'1)**

Located in the loft, via the stairs next to the kitchen. Windows on either side of the room with an en-suite attached.

### **En-Suite- 1.52m x 2.36m (5'7 x 7'9)**

Shower, toilet and sink fitted with a slanted ceiling. Storage space to the rear of the bathroom.

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### **PORCH - 4.40m x 1.25m (14'5 x 4'1)**

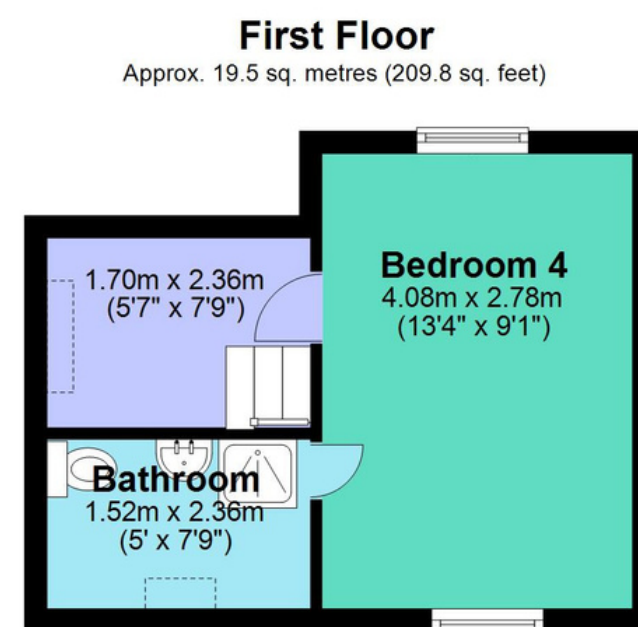
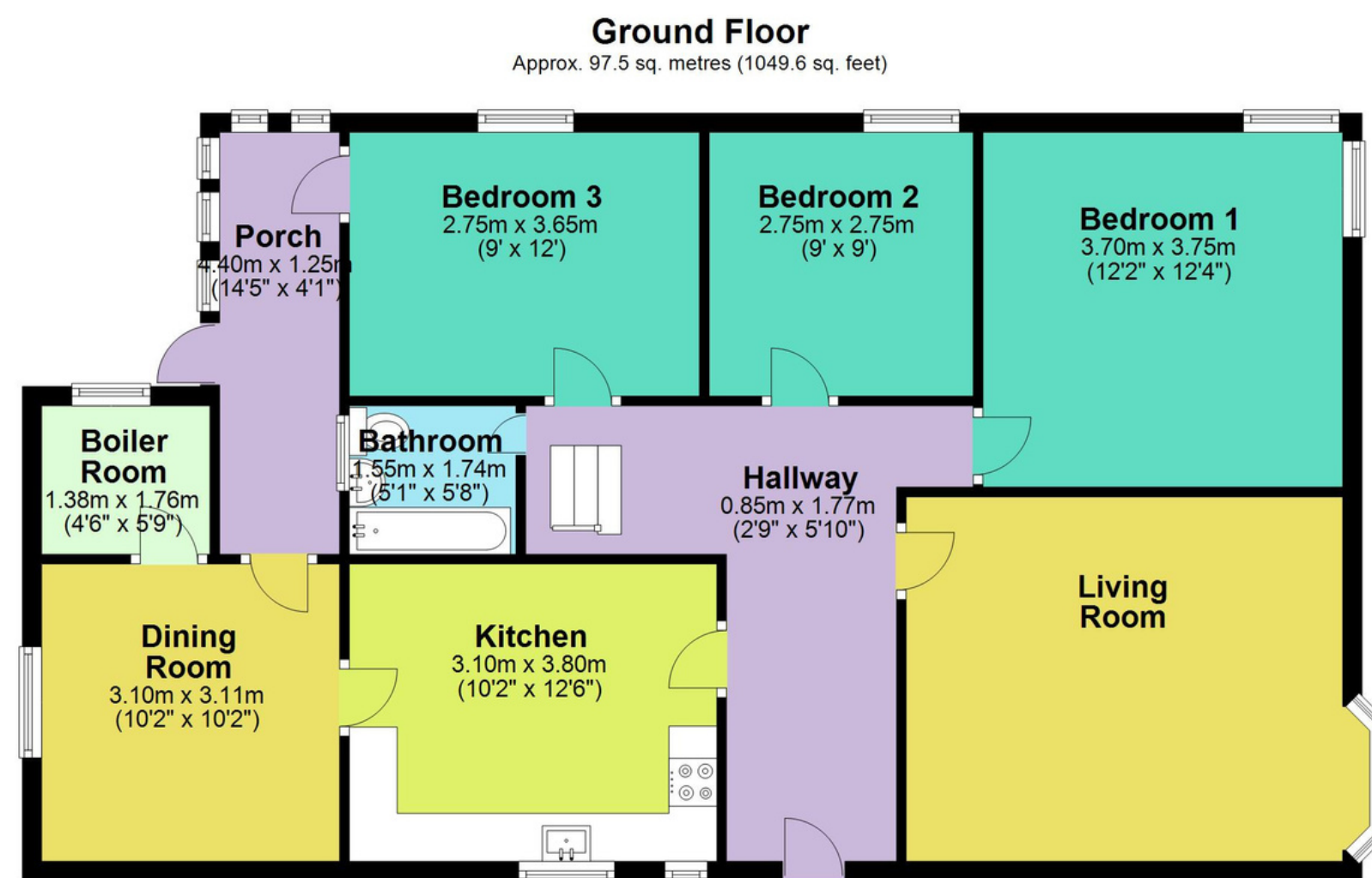
Access via the dining room and fourth bedroom. Entry to the rear yard.

### **OUTSIDE SPACE**

Garage situated at the end of the drive with room for about 3 good sized vehicles. Large tree and flowers to the front of the property. Oil tank situated round the back of the property.



**Borth**  
Energy Rating  
**E**



Total area: approx. 117.0 sq. metres (1259.4 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 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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