



FOR SALE BY PRIVATE TREATY

Pleasant 2 bedroom Bungalow with rear field aspect to the Cliff residential area. Short walk down to the village. Level front & rear lawn garden. Garage & parking.

**ALMAR
FFORDD Y FULFRAN
BORTH SY24 5ND**



Located to the sought after 'Cliff' residential area. The bungalow benefits from two extensions

Vendor Likes:

Good neighbourhood
Rear field aspect

Agent Likes:

Potential to improve
Easily maintained level lawn garden

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179
Website: www.raw-rees.co.uk

Almar, Ffordd Y Fulfran, Borth, SY24 5ND

ENTRANCE PORCH



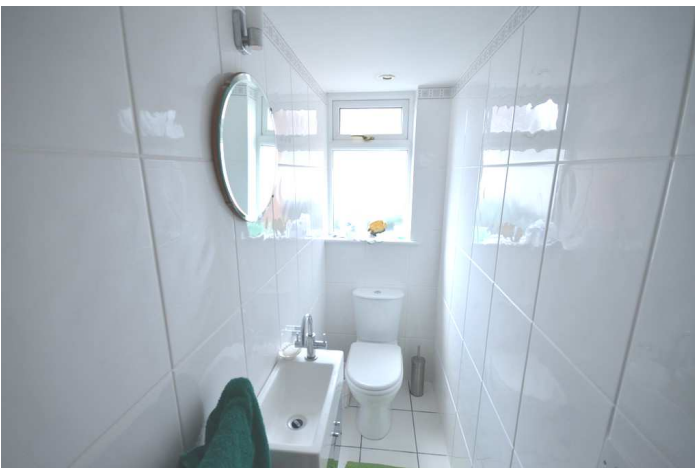
Ceramic tiled floor. Fitted cloak cupboard.

HALL



Double central heating radiator. Fitted airing cupboard.

TOILET



Low flush WC: Wash hand basin. Fully tiled floor and walls.

LIVING ROOM



21' 6" x 11' (6.55m x 3.35m)

Double window aspect with bay to front. Archway opening into further are with patio doors opening onto side paved area. Fitted cupboard. 2 x double central heating radiators. Curved cornice.

KITCHEN



9' x 13' 9" (2.74m x 4.19m)

Fitted white door fronted base and wall units with granite effect work surface, ceramic tiled floor. Inset single drainer stainless steel sink unit. Space for free standing electric cooker. Space for upright fridge/freezer. Breakfast bar. Double central heating radiator. Fitted storage cupboard. Curved cornice.

DINING ROOM



7' 6" x 15' (2.29m x 4.57m)

Double central heating radiator. Floor mounted oil central heating boiler. Windows to all walls & door out to rear garden and paved sun terrace.

BEDROOM 1



8' 9" x 17' 9" (2.67m x 5.41m)

Central heating radiator. Double window aspect.

BEDROOM 2



12' 6" x 10' 3" (3.81m x 3.12m)

Central heating radiator. Double window aspect. Curved cornice.

SHOWER ROOM



5' 8" x 6' 4" (1.73m x 1.93m)

Fully tiled walls & floor. Shower cubicle with instant electric shower unit. Pedestal wash hand basin. Low flush WC: Double central heating radiator.

OUTSIDE

Fore parking & turning area with drive up to:-

GARAGE

10' x 25' 4" (3.05m x 7.72m)

Up and over door, side personal door & window.

Front lawn. Apron path to side & rear. Rear lawn overlooking field, sun patio area

DETACHED CHALET



8' 7" x 7' 2" (2.62m x 2.18m)

Electric light & power

SERVICES

Mains electric, water, drainage. Oil central heating.

COUNCIL TAX

Band 'D'

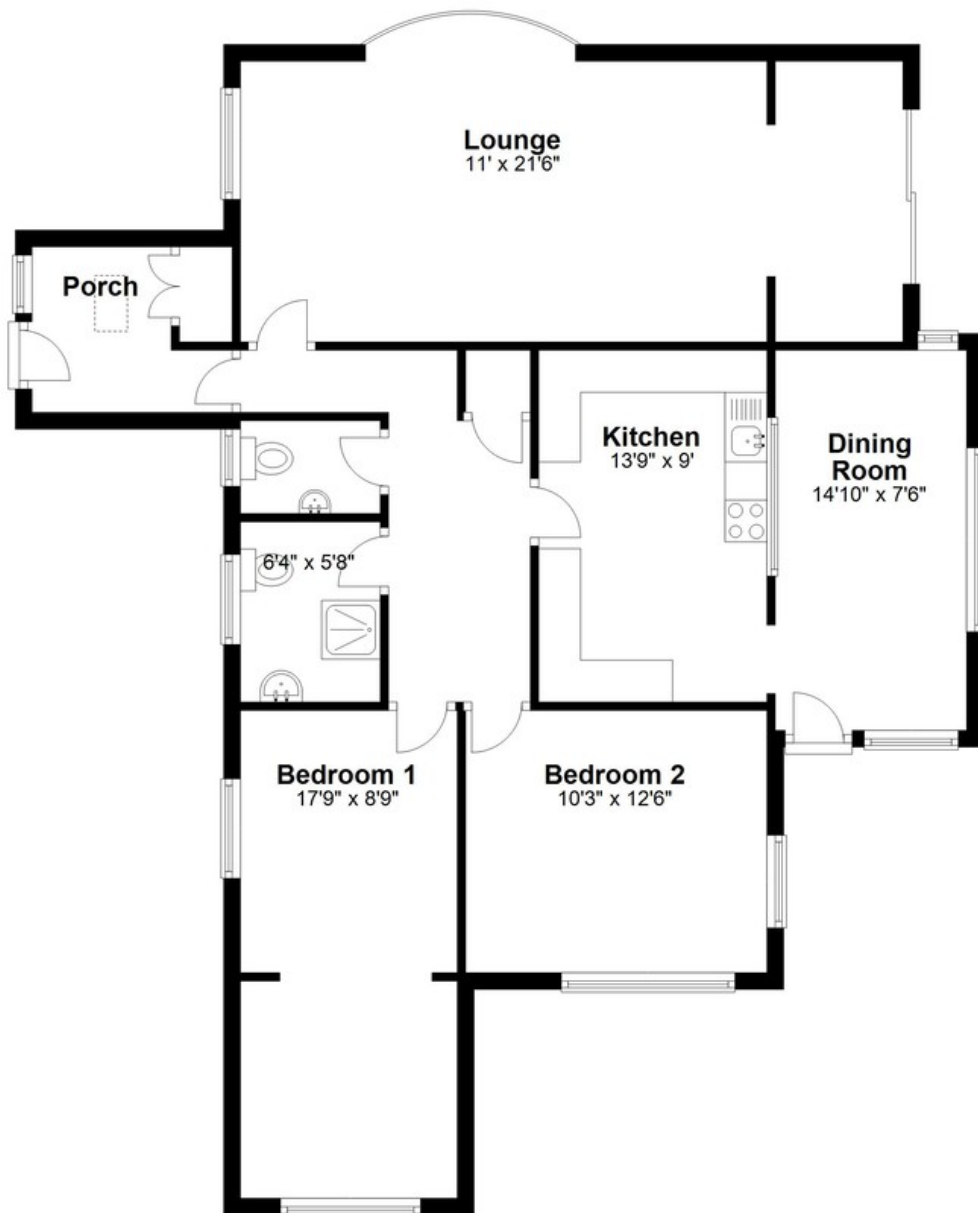
VIEWING

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£260,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

