

## Borth

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Viewing Arrangements  
Strictly by appointment  
through Alexanders



Ger Y Don

Asking Price £375,000

An extraordinary opportunity to own a captivating sea-facing family home in the highly sought-after seaside village of Borth.

This remarkable property boasts breathtaking views of Cardigan Bay in the front and the majestic Cambrian Mountains in the rear. With the convenience of off-road parking, a generously-sized garden, and spacious rooms throughout, this residence provides the perfect combination of comfort and scenic beauty.

Cambrian Chambers  
Terrace Road  
Aberystwyth  
Ceredigion  
SY23 1NY

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



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### ENTRANCE

Property is entered through a wooden UPVC door that leads you into the porch.

### PORCH

The property features a welcoming porch with Victorian-style flooring, complemented by White UPVC double-glazed opaque windows on the side elevation, guiding you to the front door and into the hallway.

### HALLWAY

The spacious hallway boasts Victorian-styled flooring, with a staircase leading to the first floor, a convenient door providing access to the downstairs WC, and additional doors leading too;

### DINING ROOM (4.51m x 4.00m)

The spacious dining room welcomes you featuring an electric fireplace with a surround as the centrepiece, complemented by warm wooden flooring and conveniently placed power points. Original picture rails add a touch of character to the room, while large glass patio doors to the rear flood the space with natural light and lead into the conservatory. Access to the kitchen from the lounge enhances the functional flow of this inviting living space.

### CONSERVATORY (4.30m X 2.64m)

The bright and airy conservatory features a polycarbonate roof, warm wooden flooring, and white double-glazed UPVC windows that wrap around, offering panoramic views of the rear garden, while French doors lead you to the rear garden balcony that has great views of the Cambrian Mountains and beyond.



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### **KITCHEN (4.51m x 2.53m)**

Accessible through an archway, the kitchen boasts tiled flooring, green and white ceramic tiles, featuring practical white wooden base and eye-level units, White butler sink, plumbing for a dishwasher and an 8-ring gas cooker. Double glazed white UPVC opaque window to the side elevation and a sleek white glass-panelled door leading to steps that seamlessly connect the space to the garden outdoors.

### **LOUNGE (4.80m x 3.77m)**

The lounge features an open fireplace in the centre of the room with surround, wooden flooring, picture rails, a large window overlooking the front elevation, and a small double-glazed white UPVC opaque window on the side, all complemented by breathtaking sea views.

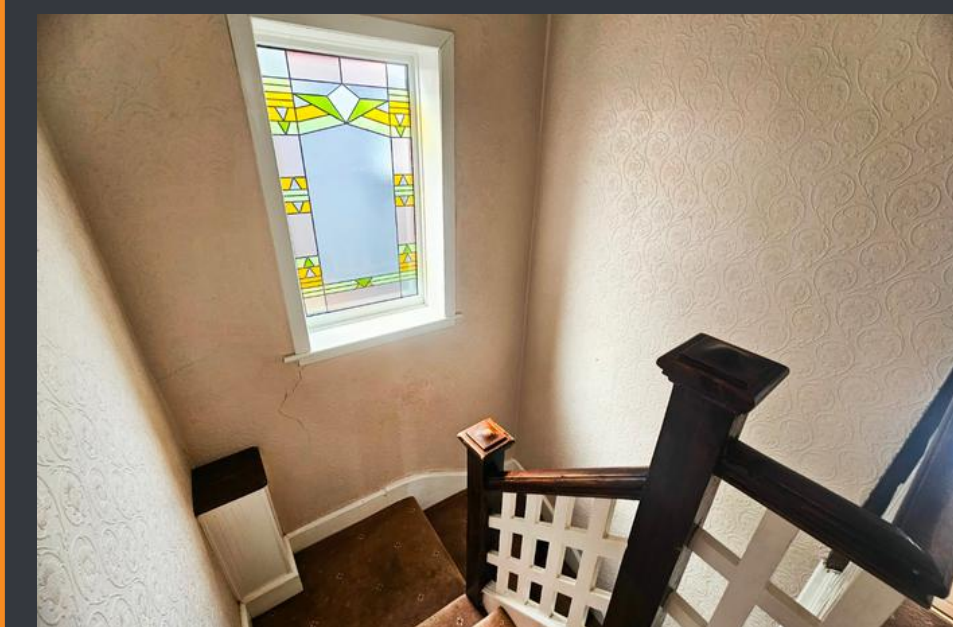
### **GROUND FLOOR W.C**

The ground floor W.C. offers essential comfort with its white W.C., matching hand wash basin, and a mirror with a gentle light above.

### **STAIRS LEADING TO FIRST FLOOR;**

### **LANDING**

The landing is graced by a beautiful glass-stained window, casting a spectrum of colours across the space, with doors leading to;



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### **BATHROOM (2.27m x 2.00m)**

The bathroom features grey marble wall panelling, black floor tiles, and a soft glow from two double glazed white UPVC opaque windows on the side elevation. The bathroom features a walk-in electric shower, a low flush w.c and a white hand wash basin with mixer tap, nestled in a vanity unit beneath a well-placed mirror and a stylish electric towel radiator.

### **MASTER BEDROOM (4.80m x 3.77m)**

The master bedroom features warm wooden flooring, ample built-in wardrobe space, a wall-mounted radiator, and a small double-glazed opaque white UPVC window. Beyond the large glass French doors lies a balcony with a transparent front, treating you to breathtaking sea views.

### **BEDROOM TWO (4.51m x 2.97m)**

The second bedroom benefits from warm wooden flooring, convenient built-in wardrobe and cupboard space, a wall-mounted radiator, and a large double-glazed white UPVC window to the rear elevation, providing picturesque views of the garden and the distant Cambrian Mountains. Additionally, a small double-glazed white UPVC window to the front elevation offers charming sea views.

### **BEDROOM THREE (3.67m x 3.57m)**

Featuring built-in wardrobes and cupboards, warm wooden flooring, and a large double-glazed white UPVC window offering outstanding views of the serene rear garden and the distant Cambrian mountains.

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### ADDITIONAL FEATURES

The property also benefits from a basement with workshop, utility and W.C underneath the property providing an excellent space for storage.

### GARDEN

Spacious Rear Garden with Mature Shrubs, Expansive Grass Area, Wooden Bridge, and Charming Outhouse.

### IMPORTANT INFORMATION

The bottom half of the garden is currently rented from Borth community council.

### TENURE

Freehold

### SERVICES

The property enjoys the comfort of gas central heating and is conveniently located just approximately 3.5 miles away from the bustling town center of Aberystwyth, ensuring easy access to amenities and attractions while offering a peaceful residential retreat. The property features oil central heating, BT and Broadband power points, private driveway and enjoys comprehensive 4G coverage across most mobile networks.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

## Aberystwyth Energy Rating E

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### IMPORTANT INFORMATION

#### MONEY LAUNDERING REGULATIONS 2024

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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