

Borth

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Viewing Arrangements
Strictly by appointment
through Alexanders



Borth

Asking Price £415,000

Charming Five Bedroom Victorian Townhouse in the Heart of Borth, Aberystwyth.

Experience the epitome of coastal living in this beautiful five-bedroom Victorian townhouse, elegantly perched in the thriving seaside village of Borth, Aberystwyth, UK. Renovated to a high standard, this property seamlessly combines period charm with modern luxury. Indulge in breathtaking panoramic sea views from multiple vantage points throughout the home, offering a serene backdrop to everyday life.

Cambrian Chambers
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PROPERTY COMPRISES

Unless expressly stated, rooms have a range of power points and double-glazed windows. Council tax band E.

ENTRANCE

The front of the property is enclosed by sturdy concrete walling to one side of the property while a concrete pathway leads to the inviting white UPVC glass-panelled front door.

HALLWAY

Step into the hallway of this charming Victorian townhouse, where original tiling graces the floor, leading to a staircase with an elegant wooden balustrade, rising to a half landing adorned with communicating doors, all under the classic touch of coving to the ceilings and picture rails. Doors leading to;

STORAGE CUPBOARD

The ground floor storage cupboard offers ample space with lighting, ideal for organising belongings.


LOUNGE (3.63m x 4.77m)

The lounge features warm wooden flooring complemented by classic cornice and picture rails, enhanced by numerous power points and a wall-mounted radiator, all illuminated by natural light streaming through the expansive double-glazed UPVC bay window overlooking the front elevation.

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KITCHEN (3.88m x 4.03m)

The kitchen comprises of grey tiled flooring and contemporary grey wooden base and eye-level units, complemented by black worktops. Complete with integrated appliances such as a double oven, electric hob, extractor fan, dishwasher, fridge, and separate freezer, as well as a double stainless steel sink with mixer tap. A small built-in breakfast bar adds functionality, while a wall-mounted radiator ensures comfort. Enjoy natural light and views of the rear patio through the double-glazed window to the rear elevation. Entrance leads into dining room.

DINING ROOM (3.90m x 2.96m)

The dining room boasts grey tiled flooring, enhanced by convenient built-in storage cupboards and a wall-mounted radiator, while the focal point is the large white UPVC double-glazed French doors that seamlessly open onto the rear patio, offering a perfect blend of indoor-outdoor living. An adjacent door leads into the utility room for added convenience.

UTILITY ROOM (2.36m x 2.73)

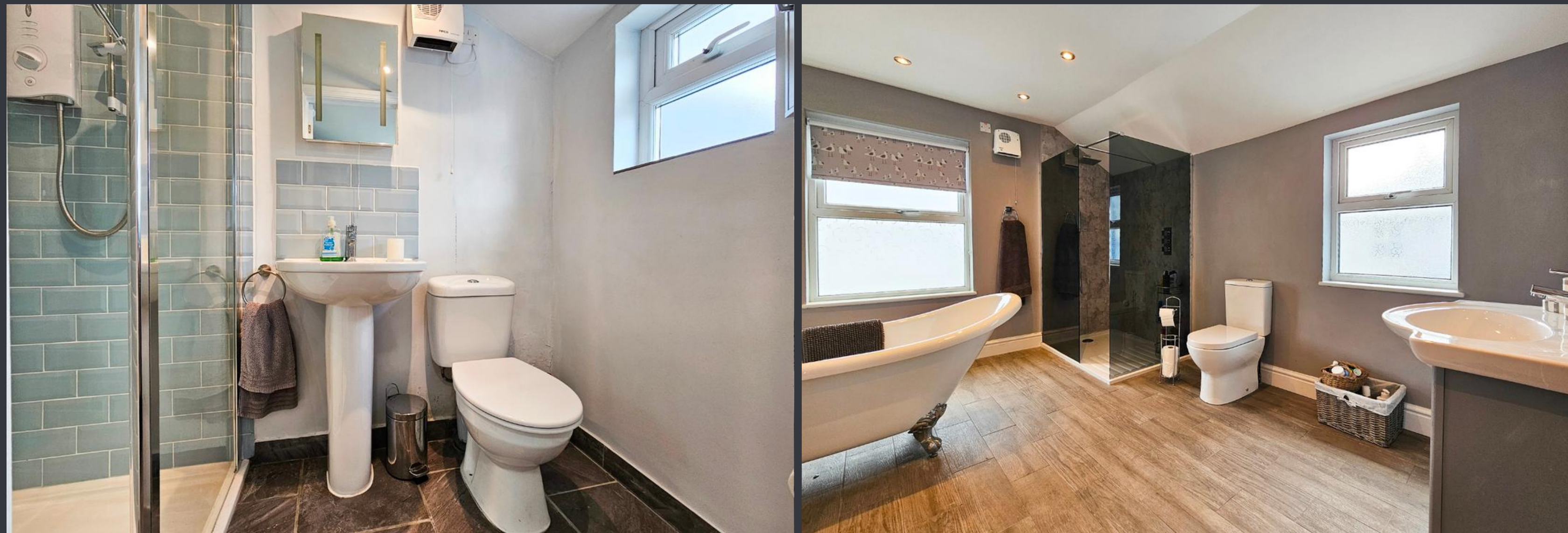
The utility room is efficiently designed with a wall-mounted Worcester boiler, plumbing for a washing machine, and ample space for white goods, while a convenient hatch-style cupboard houses the fuse board and electricity meter. Wooden shelving and a wall-mounted radiator add functionality, complemented by a double-glazed white UPVC window offering views of the rear patio. An adjoining door leads to the ground floor shower room.

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GROUND FLOOR SHOWER ROOM

The ground floor shower room features grey tiled flooring and a wall-mounted Pifco electric heater, while natural light gently filters through the small opaque double-glazed white UPVC window at the rear. It boasts a sleek walk-in shower enclosed by blue ceramic tiles, accompanied by a low flush w.c., a hand wash basin with a mirror and light above, and down lights illuminating the ceiling.

STAIRS LEADING TO FIRST FLOOR;

FIRST FLOOR TOILET

The first-floor toilet with grey wood effect ceramic tiles, a white low flush w.c, and a small hand wash basin, while providing convenient access to the loft for additional storage or maintenance needs.

FAMILY BATHROOM

The family bathroom on the first floor features both privacy and natural light with an opaque double-glazed white UPVC window to the side elevation and a half opaque glass-panelled white UPVC double-glazed window to the rear. Its spacious layout includes grey wood effect ceramic tiles a luxurious roll-top bath with shower attachment, and a large walk-in shower. Additionally, there's a hand wash basin with a vanity unit beneath, complemented by a mirror and light above. The bathroom is also equipped with a wall-mounted Pifco electric heater, an electric towel radiator, and down lights illuminating the ceiling.

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BEDROOM FOUR (2.02m x 3.71m)

This bedroom offers the warmth of wooden flooring and welcomes natural light through the double-glazed white UPVC window, framing breathtaking sea views from the front elevation, while a small Haverland electric storage heater ensures comfort during cooler evenings.

FIRST FLOOR LOUNGE (3.88m x 4.48m)

The first-floor lounge features wooden flooring, original cornice, and picture rails, enhanced by a wall-mounted Haverland electric storage heater and numerous power points. The focal point of this inviting space is the original fireplace, complemented by the expansive double-glazed white UPVC bay window overlooking the front elevation, offering captivating sea views.

BEDROOM TWO (4.02m x 3.88m)

Bedroom two provides a serene escape with its wooden flooring, Haverland wall-mounted electric storage heater and an original fireplace, as natural light filters through the double-glazed white UPVC window, revealing views of the rear patio and beyond.

STAIRS TO SECOND FLOOR;

BEDROOM THREE (3.89 m x 4.03m)

This bedroom features warm wooden flooring, a double-glazed white UPVC window overlooking the picturesque views of Borth and beyond from the rear elevation, and a Haverland wall-mounted electric storage heater, offering both comfort and charm in equal measure.

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MASTER BEDROOM (4.04m x 6.05m)

The spacious master bedroom, boasts wooden flooring, a wall-mounted Haverland electric storage heater. Natural light floods the room through a small Velux window and a white double-glazed UPVC window at the front, offering sea views that elevate the coastal living experience.

REAR PATIO

The large rear patio is enclosed by a combination of a solid concrete wall and wooden fencing, ensuring privacy and security. Access is facilitated by a wooden gate at the rear and another wooden gate on the side, enhancing convenience. Additionally, the rear patio is equipped with amenities including a shed, outdoor light, tap, and a wooden storage unit for gas bottles, making it an ideal space for outdoor activities and relaxation. This property also benefits from an allocated parking space to the side of the property.

TENURE

Freehold

SERVICES

This property is brick-built with a pitched roof, connected to mains electric and water, and features LPG gas central heating and double-glazed windows throughout. Additionally, it has fairly good mobile signal with some 5G availability

ADDITIONAL INFORMATION

Borth, situated in Aberystwyth, is a vibrant village boasting a plethora of local amenities, from convenient shops, charming cafes, and traditional chip shops to lively pubs, restaurants, and even a cinema, while its picturesque coastline offers the sandy shores of Borth Beach and the tranquil walks amidst the sand dunes of Ynyslas Beach.

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Mirimar
Energy Rating
E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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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