

Borth



Viewing Arrangements
Strictly by appointment
through Alexanders



Borth

Asking Price £365,000

Discover this beautifully well-presented three-bedroom bungalow nestled in the lovely seaside village of Borth. This charming home boasts well maintained front and rear gardens, With spacious interiors and a prime location, this bungalow offers a perfect blend of comfort and natural beauty.

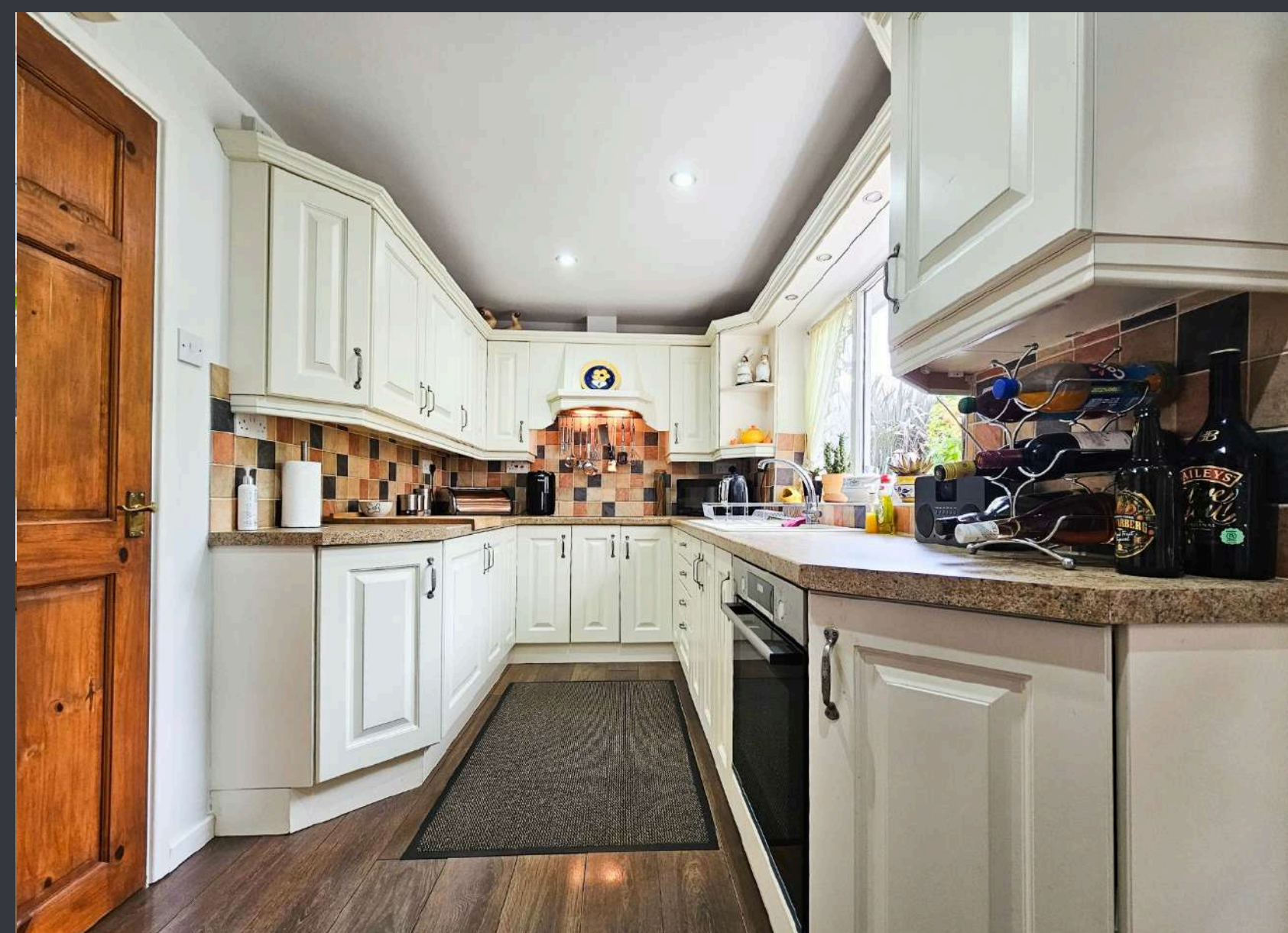
Glas Y Gorwel features beautifully maintained front and rear gardens, offering a peaceful and picturesque setting. With ample parking and distant sea views, this bungalow is an ideal retreat for those seeking a serene coastal lifestyle in a lovely village environment.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

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ENTRANCE

The property is entered through French style patio doors that lead into the porch.

PORCH

Windows to either side, door into main entrance hallway.

ENTRANCE HALLWAY

Neutrally decorated and fully carpeted. Communicating doors off. Range of power points. Telephone point.

LOUNGE

Sensitive to the original character of the house while preferring clean, contemporary lines, the lounge feels modern yet maintains its charm, with beams and an electric fire complementing each other beautifully. Fully carpeted and neutrally decorated, the clean lines are enhanced by a large-scale window to the front, allowing you to sit back and enjoy the views from the comfort of your lounge. The lounge provides access to the hallway, kitchen, and dining room through a combination of standard and glass doors.

KITCHEN

The property features a double glazed uPVC window overlooking the rear, complemented by a selection of base and eye level units topped with work surfaces. The ceramic tiled splash back, array of power points, and integrated electric hob and oven enhance the kitchen's functionality. A 1 and 1/2 bowl sink with mixer tap is conveniently positioned, with an adjacent cupboard housing the boiler. Accessible doors lead to both the lounge and dining room, ensuring seamless connectivity throughout the home.

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DINING ROOM

The dining room boasts two skylights, two double glazed uPVC windows to the rear elevation, a double uPVC casement door, and French doors to the side, ensuring abundant natural light throughout. Additionally, there is convenient access to the garage via a nearby door.

BEDROOM ONE

With abundant natural light and soothing natural tones, this neutrally painted room holds great potential as a cosy and inviting space. It currently features a double bed, offering delightful views of blue skies, a beautiful garden, and coastal scenery upon waking. Built-in storage maximizes space, providing ideal solutions for organizing clothes and shoes.

BEDROOM TWO

Currently serving as a study, this versatile room offers the flexibility to be transformed into any desired space by the next owner, including accommodating a double bed. It features a window overlooking the front and convenient built-in storage.

BEDROOM THREE

Currently hosting a double with double glazed window to the rear elevation overlooking the rear garden.

BATHROOM

Fitted to a high standard, the bathroom comprises a white suite including bath with shower over, a hand wash basin, and a low flush WC, complemented by a privacy window overlooking the rear.

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GARAGE / WORKSHOP

The garage, accessible via the dining room or front door, features an up and over door at the front elevation. To enhance insulation, the current owners have added double doors in front of the garage door. It includes a range of power points and fitted shelving with space to store one car. Additionally, the garage boasts a WC and utility area equipped with plumbing for a washer and dryer.

UTILITY ROOM

Space and plumbing for washing machine and dryer.

CLOAKROOM

Low flush WC with hand wash basin. Window.

CAR PORT

A car port to the side of the property with for two cars.

DECKING AREA/ VIEW POINT

Accessed via steps from the outside, the location offers stunning views over Borth, the beach, and the surrounding countryside.

REAR GARDEN

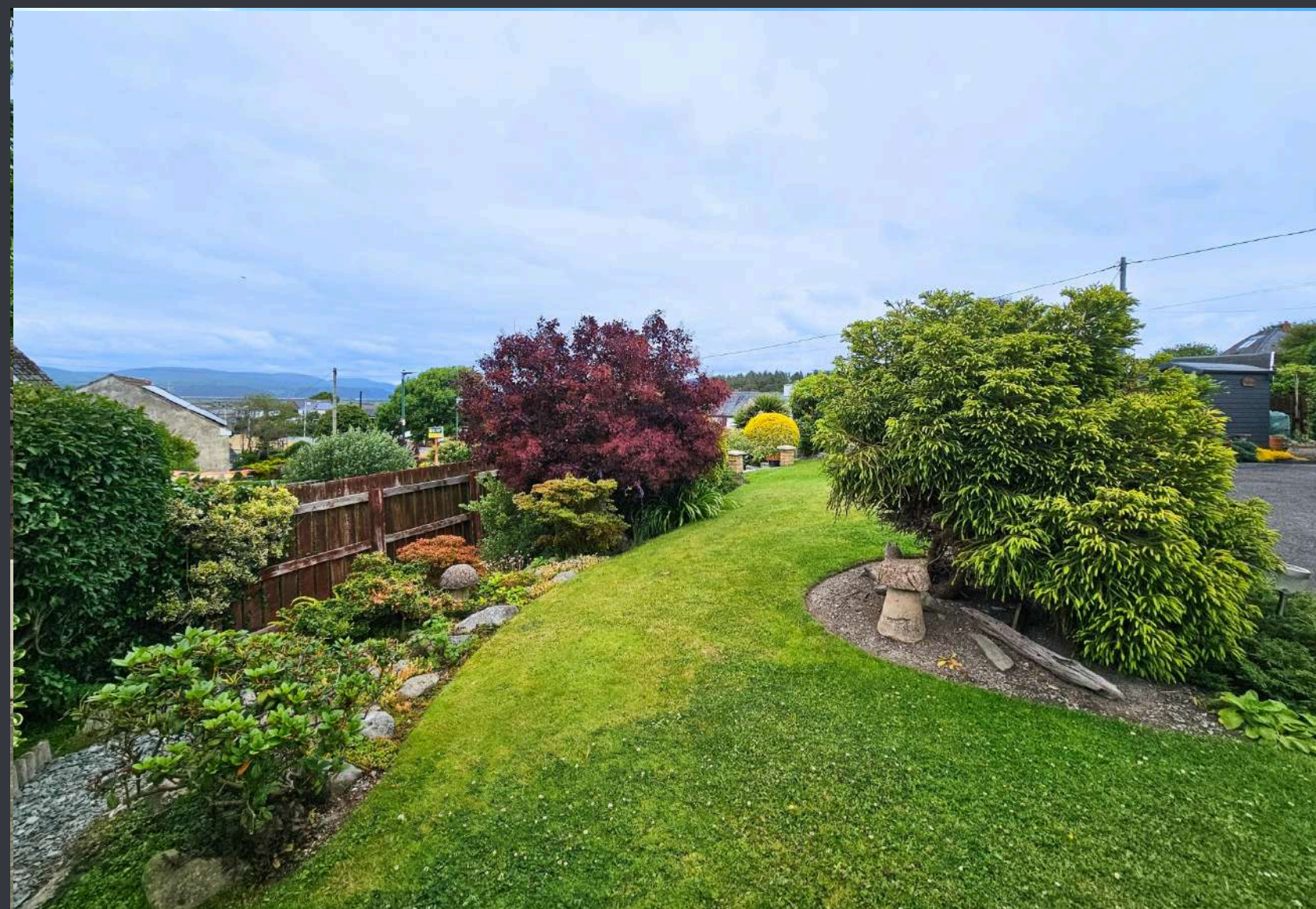
Accessed via side gate from the front and also from the patio doors in the dining room. Rear of the property provides a private and enclosed patio area. Outside tap.

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ADDITIONAL INFORMATION

The property enjoys the comfort of LPG gas central heating and is connected to mains water and electric. Conveniently located to all local amenities and just approximately 7.1 miles away from the bustling town center of Aberystwyth, ensuring easy access to amenities and attractions while offering a peaceful residential retreat.

TENURE

Freehold

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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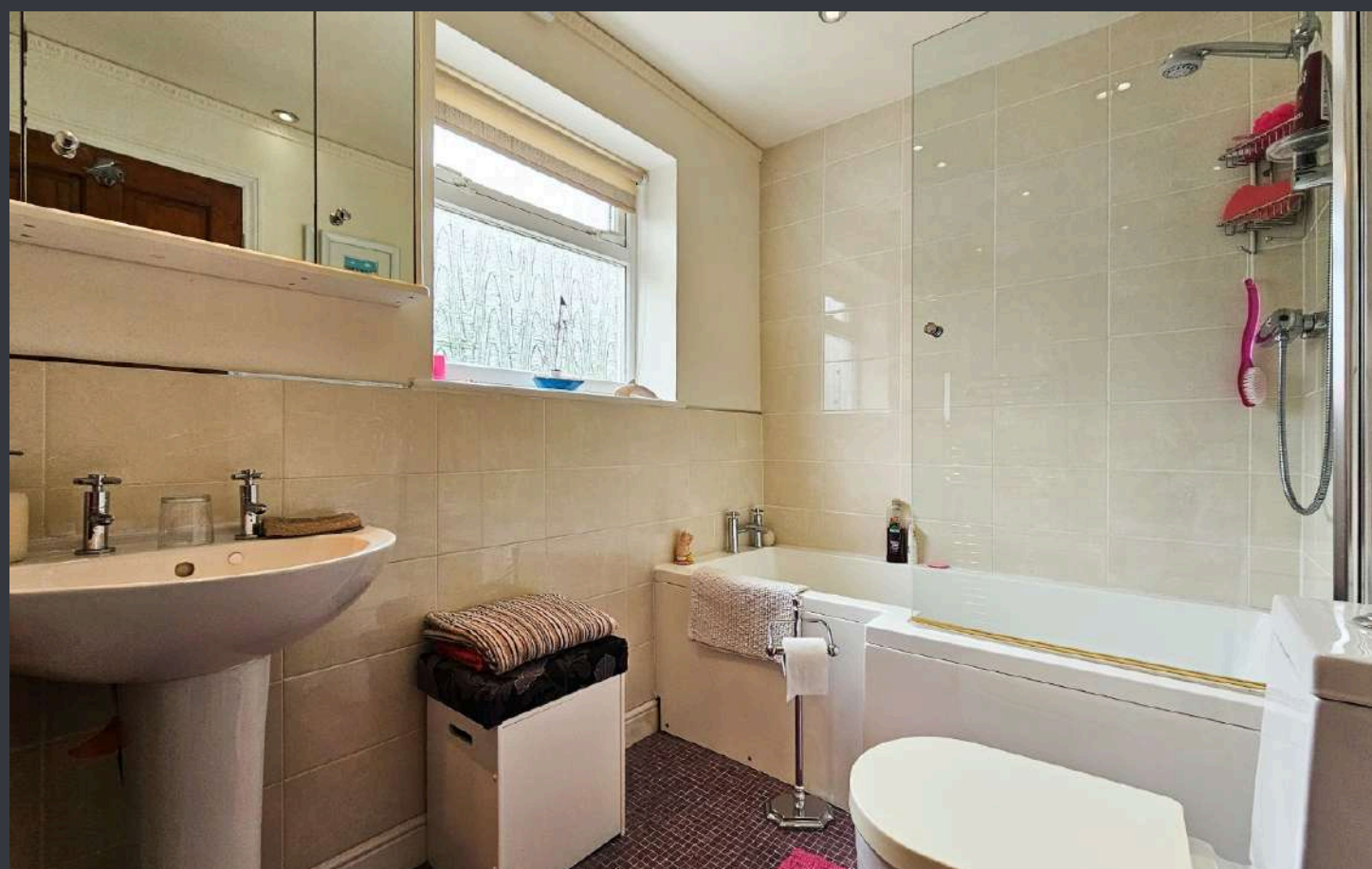
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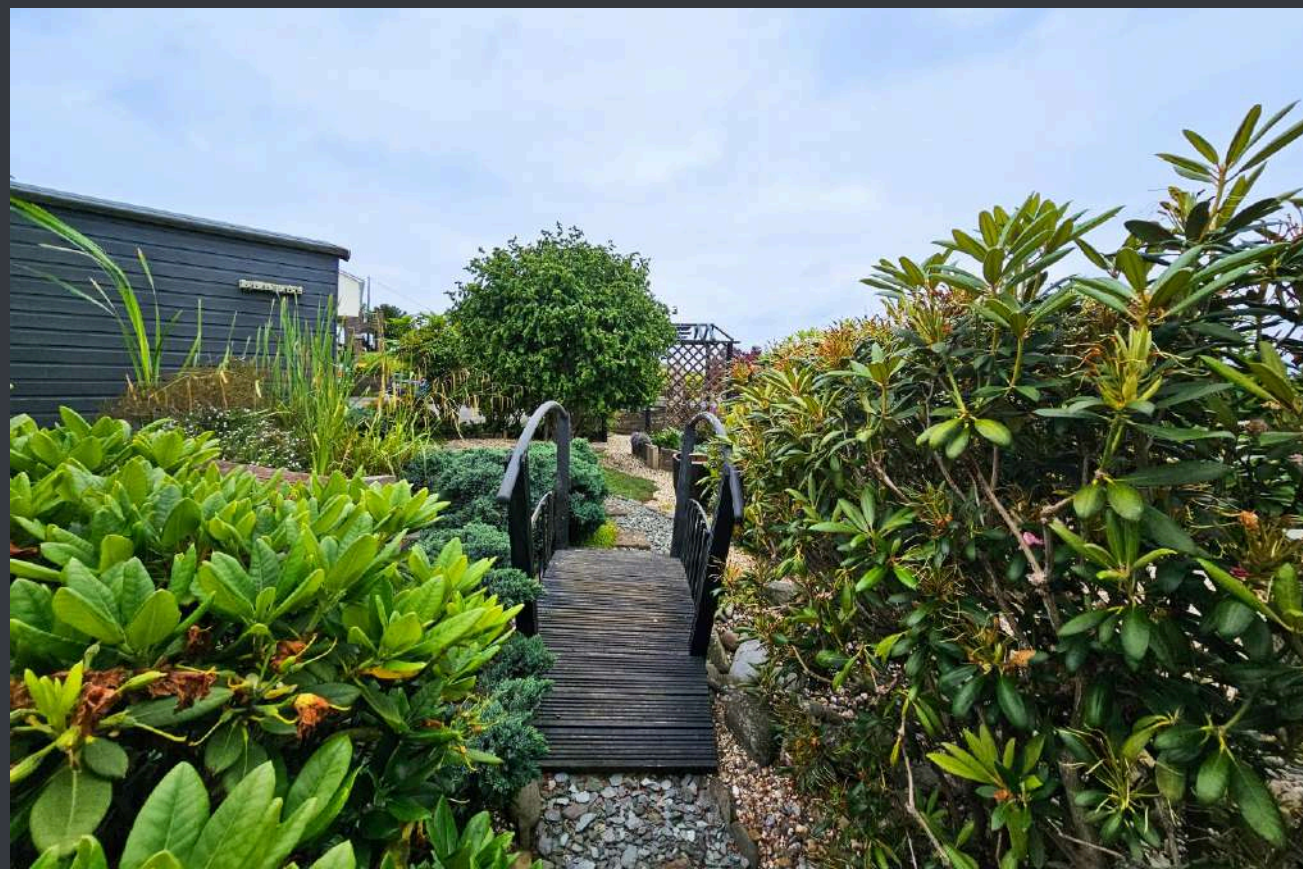


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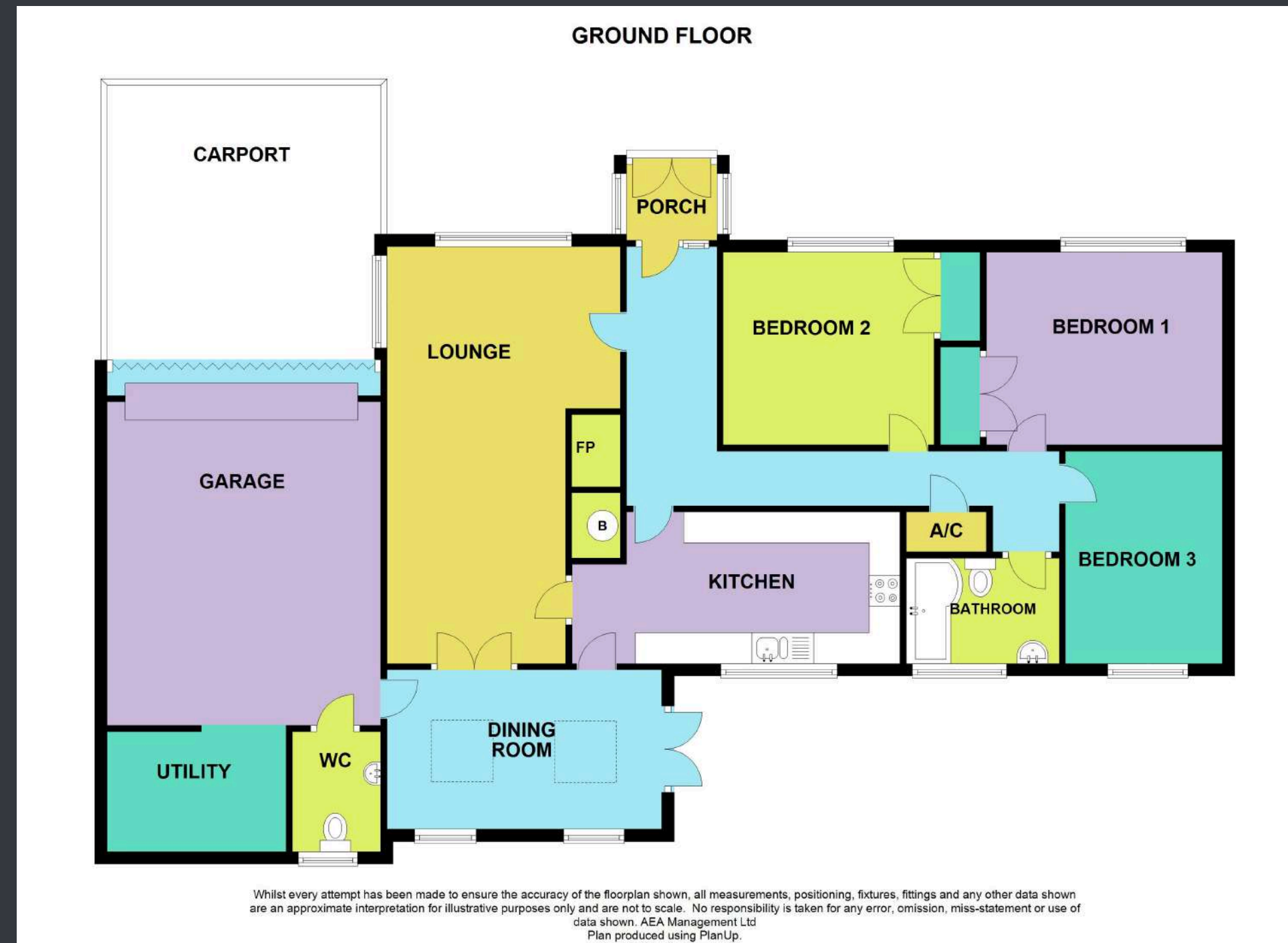


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Glas Y Gorwel
Energy Rating
E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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