

NEW
INSTRUCTION



White Cottage, High Street, Borth SY24 5JQ

Offers in the region of £175,000

2 Bedroom Holiday Cottage
Traditional Character Features
Modern Bathroom & Kitchen
Enclosed Low Maintenance Garden
4.5 Star Tripadvisor

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

BM/KF/56682/060418

DESCRIPTION

Having undergone extensive tasteful renovations skillfully amalgamating a traditional cottage with contemporary living. White Cottage boasts character features such as exposed stone walls and beams, wood burning stove and stable door giving a lovely warm feel. The property benefits from a modern bathroom and brilliant kitchen-diner with plenty of space for all the family, this leads through patio doors to the enclosed low maintenance rear garden being a fantastic place to entertain friends and family. Borth is a popular holiday resort on the shores of Cardigan Bay with Aberdovey to the North and the major town of Aberystwyth to the South. Borth benefits from traditional attractions such as the beautiful euroflag beach, pubs and cafes, golf course and a new premium restaurant and cinema attracting a further audience.

White cottage is being run as a successful holiday cottage.

LOUNGE

16' x 12' (4.88m x 3.66m)
Entered via timber part glazed stable door, exposed beams, Velux skylight window, exposed stonework wall, Aga wood burning stove on stone hearth, boxed bay window to front elevation, carpet, wall mounted electric heater, door to:

KITCHEN/DINER

12' x 10'2 (3.66m x 3.10m)

Fitted with a range of wall and base units with worktop over, built-in Hotpoint 4 induction hob, Cooke and Lewis stainless steel extraction hood, Cooke and Lewis built-in oven and grill, built-in microwave, porcelain 1½ bowl sink unit with drainer and mixer tap, space for fridge/freezer and dishwasher, window to front elevation, tiled floor, patio doors to side elevation. Benefits from under floor heating.

BEDROOM ONE

12'9 x 7'1 (3.89m x 2.16m)
Window to rear elevation, timber window sill, exposed stone wall, carpet, wall mounted electric heater, exposed beam.

BEDROOM TWO

9'9 x 7'8 (2.97m x 2.34m)
Exposed stone wall, wall mounted electric heater, window to front elevation, timber window sill, carpet, exposed beam.
Mezzanine storage over

BATHROOM

Comprising of low level flush WC, wash hand basin, bath with Mira electric shower over, tiled splash backs, Manrose extractor fan, window to front elevation, fitted mirror with light over, heated towel rail, slate effect tiled floor. Underfloor heating.

STORAGE AREA

5' x 4'9 (1.52m x 1.45m)

EXTERNALLY

To the side of the property there is a patio area bordered by timber fronts that enjoys all day sun and

there is access to the front.

SERVICES

We are advised that mains water, electricity and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail aberystwyth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Aberystwyth office take the A487 North towards Machynlleth taking a left hand turning towards Borth at the end of the village of Bow Street. Continue along this road through the village of Llandre, until you reach Borth, where you will take the second exit right on the mini roundabout and continue down Borth's High Street. The house in question can be found approximately a quarter mile down the road, turning right down a pedestrian alley.

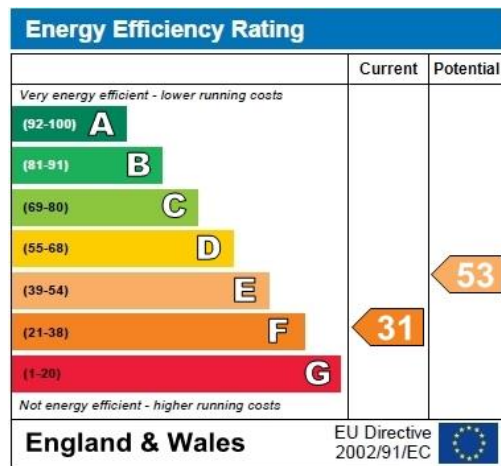
Ground Floor



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

White Cottage, High Street, Borth SY24 5JQ



**John.
Francis**