IESTYN LEYSHON
FRICS



A fully refurbished 3 Bedroom Detached Bungalow with double garage. Easy to maintain garden and Coastal Sea Views

Brynawel, Borth, Ceredigion. SY24 5NR

ASKING PRICE:£395,000

www.iestynleyshon.com











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A freehold three-bedroom detached bungalow, recently refurbished to a high standard and offering a useful attic room, ideal for a variety of uses. The property benefits from modern, contemporary fixtures and fittings throughout, including a stylish, sleek grey fitted kitchen and modern oak-style internal doors, creating a clean and cohesive finish. Located close to the popular coastal village of Borth, which offers a comprehensive range of everyday amenities and an 18 hole golf course, with the University town and seaside resort of Aberystwyth just 8 miles away. The bungalow is well maintained, with the reassurance of a replacement slate roof to the main dwelling. Ideally suited to active retires or families. The property provides a stylish and comfortable home in a convenient coastal location, enjoying sea and coastal views. Located close to the popular village of Borth, with its long sandy beaches, coastal walks and local amenities, this is an excellent opportunity to acquire a modernised bungalow in a highly desirable setting.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA 01970 626585 hello@iestynleyshon.com www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR
Upvc front entrance door leading to:

Inner Hall
Opening to:

Kitchen/Dining Room 5.45m x 4.12m
Open plan with picture window to rear with sea and coastal views. Other window to side adding natural light. Range of modern light grey colour units comprise six base cupboards, four drawer cupboards, seven wall cupboards work tops above incorporating single drainer sink. Central Island with base cupboard, two pan drawers. Double panel radiator, seven twin power points. Door to:

Utility Room 2.64m x 1.90m
With window to front. Plumbing for automatic washing machine. Electric consumer unit. Double panel radiator. Twin power point.

Lounge 4.60m x 3.62m
With picture window to rear with distant views of Cambrian mountain rage and North Wales towards the Llyn Peninsula. Four twin power points Television point Two panel radiators.

Linen Cupboard
With fitted shelves.

Bathroom
With white colour modern suite comprise of panel bath, low flush WC, Vanity wash hand basin. Large shower cubicle. Panel radiator. Half tiled walls.

Internal Hallway
With useful recess ideal home office space with pull down ladder to Attic Room. Double panel radiator. Twin power point and doors to:

Main Bedroom 4.55m x 3.65m
With picture window to rear with views as previously mentioned. Double panel radiator. Four twin power points. Door to:

En-Suite
Wet Room with shower, Low Flush WC , wash hand basin. Extractor fan.

Front Bedroom 2.64m x 2.54m
With window to front. Panel radiator. Two twin power points

Other bedroom 3.66m x 3.17m
With window to side. Three twin power points. Double panel radiator.

Attic Room 3.81m x 3.37m
Ideal for occasional use/Storage. Dormer window to rear. Alternatively the room can be converted with a stairs from the study area to create a feature Marine Lounge.

Outside
Tarmacadam driveway leading to:

Attached Double Garage. 7.64m x 5.25m
With two roller type garage doors, one with electric power assist opening. Power and light. Worcester oil fired boiler which heats hot water and central heating.

Garden
Mainly lawn garden to front and side.

Services Mains electric, water and drainage. Oil fired central heating. Council Tax band E.

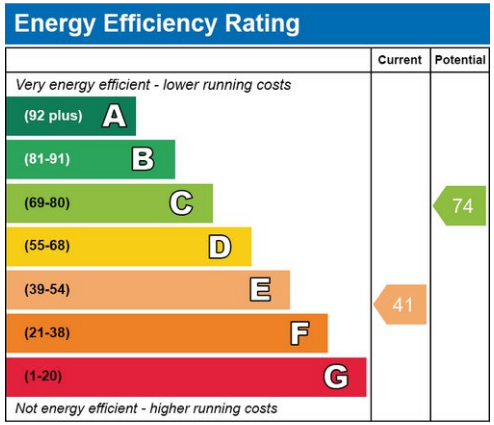
General
Early viewing is strongly recommended to fully appreciate the quality, location and coastal views this property offers. The bungalow is vacant and available with no onward chain, providing an excellent opportunity for a straightforward and swift purchase. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.

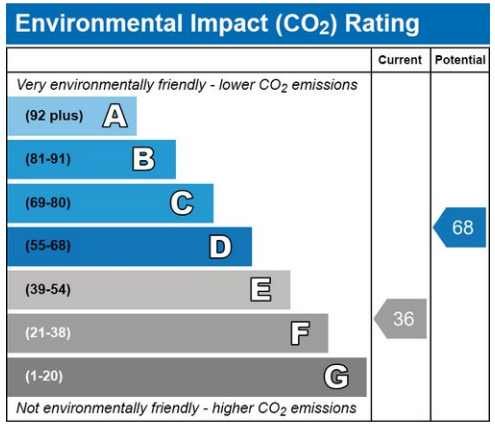
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