

IESTYN LEYSHON
FRICS

5 Bedroom Detached Bungalow with integral double garage and Detached Garage

Hafan Las, Ynyslas

Borth, Ceredigion. SY24 5JX

ASKING PRICE:£515,000

www.iestynleyshon.com

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This detached bungalow in Ynyslas is more than just a home; it's a lifestyle choice for those who appreciate the blend of coastal living and natural beauty. Whether you're looking for a peaceful retreat or a vibrant family home, this property offers the best of both worlds.

Stunningly located in Ynyslas, near the beautiful sand dunes, the Dyfi Estuary, and nearby beaches, this property is situated in an area of quite outstanding beauty. The village of Borth, just a short distance away, with a bus stop in walking distance away to connect to Borth and Aberystwyth. The village of Borth provides a good range of local amenities including primary education, public houses, Bijou Cinema, Doctors Surgery a train station, and an 18-hole championship golf course. Superbly positioned across from the Ynyslas Sand Dunes and golf links, offering direct access to some of the most scenic landscapes in the region.The property backs onto the Dyfi National Nature Reserve, providing far-reaching views of the Snowdonia National Park, the Cambrian Mountains, and the stunning Cardigan Bay coastline. This exceptional setting is perfect for those who appreciate natural beauty and outdoor activities.The nearby village of Borth offers a host of amenities. Residents can enjoy primary education facilities, a selection of public houses, a convenient train station for easy travel, and a highly regarded 18-hole championship golf course. This five-bedroom detached bungalow in Ynyslas is not just a home but a gateway to a lifestyle immersed in natural beauty and tranquillity.







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

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Ground floor only .

Upvc front entrance door leading to:
Covered Veranda porch 5.00m x 2.00m with door to:

Internal Reception Hall
With BT point. Pull down ladder to:

Attic room 5.68m x 2.42m
With dormer window to front.

Internal reception hall
With door to:

Front bedroom 4.10m x 3.90m
Double panel radiator. Three windows to front then window to side

Other front bedroom 3.50m x 3.30m
With window to front panel radiator twin. PowerPoint.

Kitchen 4.15m x 3.96m
With oak fronted fitted cupboards comprise of four draw cupboards ten base cupboards 2 corner cupboards work tops above incorporating single drainer sink 4 ring ceramic hob, Mid mounted double oven, two glass display cupboards 3 twin Power Points cooker control with Power Points, door to rear entrance hallway and door to:

Pantry cupboard 3.40m x 1.22m
With base on eye level units electric metres an electric consumer unit.

Toilet
With low flush WC.

Store cupboard
With a fitted shelf.

Linen cupboard
With fitted shells and hanging rail. Red tile floor and door through to:

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Airing cupboard
Housing factory lagged copper hot water cylinder with fitted linen shelves.

Bathroom
With panel bath, pedestal wash hand basin, shower cubical with a Mira electric shower unit above double panel radiator.

Other separate toilet
With low flush WC.

Rear bedroom 3.34m x 3.34m
With window to rear. Panel radiator twin Power Points.

Rear hallway
With sliding patio doors to outside rear patio area and garden and doors leading to:

Lounge 5.88m x 3.92m
With feature fireplace with timber surround slate hearth. 2 panel radiators, window to front. 2 twin Power Points.

With panel radiator and door to:

Front bedroom 3.95m x 3.58m
With window to front panel radiator wash hand basin twin Power Point.

Sitting room 3.95m x 3.78m
With window to Rear, 2 twin Power Points, double panel radiator built in alcove cupboard a storage cupboard.

Other kitchen 3.86m x 2.72m
With range of oak fronted fitted cupboards complies of three base cupboards 4 draw cupboards worktops above incorporated singled drainer sink three wall cupboards, Tall larder cupboard, mid mounted double oven double, panel radiator, glazed door to side conservatory porch.







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Bedroom 3.93m x 2.71m
With window to side double panel radiator and door to:

En-suite With panel bath, low flush WC, pedestal wash hand basin airing cupboard housing copper hot water cylinder with electric immersion heater shower room with shower cubical with Mira electric shower unit above panel radiator low flush WC pedestal wash hand basin shaver point.

Rear entrance hall 6.12 4.90
With doors to integral garage with power assist up and over garage door, power and lights storage loft above. Metal oil storage tank.

Separate toilet
With low flush WC.

Utility room
With plumbing for automatic washing machine twin Power Point.

Boiler room
Housing Worcester oil fired boiler which heats hot water and central heating.

Outside
To front vehicular driveway leading to integral garage with parking and turning area. Other side tarmac driveway leading to detached precast concrete panel built garage Rear garden mainly laid to lawn with open aspect with views of the Cambrian mountains. Large paved patio area connecting to patio doors to rear entrance hallway.

Services
Mains electric water on drainage. Oil fired central heating system. Council tax band F

General
This unique property presents an exceptional opportunity, offering spacious and flexible accommodation that can comfortably house two families, or alternatively be arranged to generate a valuable secondary income through holiday letting. Perfectly positioned in a desirable coastal location, with golden sandy dunes just in front and the Cambrian Mountains as a dramatic backdrop, it combines seaside living with the tranquillity of the countryside. Whether as a family home, a retirement retreat, or an investment, it is a rare chance to secure a lifestyle property in one of the area's most sought-after settings.

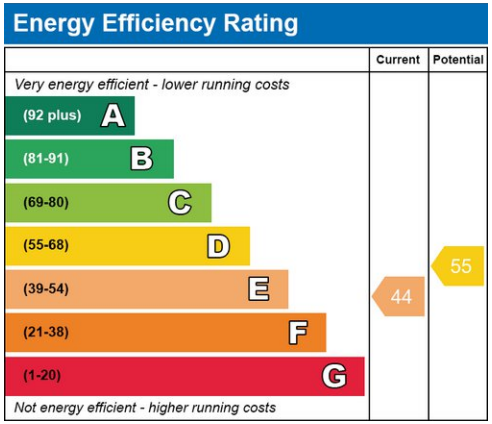
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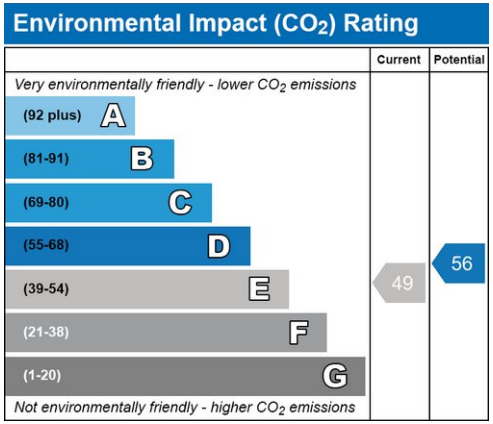
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