



**Kingswood , Borth**  
**Aberystwyth Ceredigion SY24 5LJ**  
**Guide price £335,000**



Well situated at the village, a 3 /4 bedroomed traditional link detached house with off road parking and sea views.

Kingswood is well presented throughout and benefits from oil fired central heating and is double glazed. The multi purpose accommodation is highlighted on the attached floor plan.

Kingswood is convenient to all local amenities at this popular coastal resort, which include general stores, public houses and primary school. There is a regular bus and train service from the village to Aberystwyth, which is about 7 miles or so to the south. Aberystwyth has excellent social, leisure and educational facilities to cater for the large local and student populations. Borth is also within a relatively short travelling distance from Machynlleth and Aberdyfi on the Dyfi Estuary to the North.

### TENURE

Freehold

### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

Band D

### VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Kingswood provides for the following accommodation. All the room dimensions are

approximate. All images have been taken with a wide angle lens digital camera.

### GROUND FLOOR

#### FRONT PORCH

with entrance door to

#### RECEPTION HALLWAY

with stairs to 1st floor accommodation and radiator. Understairs storage cupboard housing oil fired central heating boiler. Doors to

#### LIVING ROOM

11' x 9'3 (3.35m x 2.82m )



Attractive Victorian fireplace with LPG real flame effect gas fire set on a slate hearth. Radiator, window to fore and side with views over Borth.

### DINING ROOM

11' x 9'3 (3.35m x 2.82m )



with bay window to fore, exposed wooden floor and radiator. Feature archway dividing study / additional bedroom.

## STUDY/ BEDROOM

7'5 x 7'9 (2.26m x 2.36m )



with bay window to fore and radiator.

## KITCHEN AREA

8'4 x 11'4 (2.54m x 3.45m )



comprising Leisure cooking range with an electric oven and grill with gas hob over. Base and eye level units with worktops and tiled flashbacks. Concealed dishwasher and fridge. 1 ½ bowl sink unit with mixer tap, tiled floor, wine rack, cooker point and radiator. Door to

## UTILITY ROOM

12' min x 5' min (3.66m min x 1.52m min )



Appliance spaces with worktops over. Enamel sink, eye level units, tiled floor and radiator. Storage cupboard. Door and window to rear and door to

## DOWNSTAIRS WC

with radiator

## FIRST FLOOR ACCOMMODATION

## LANDING

with ladder access to roof space and doors to

## BEDROOM 1

14'7 x 9'1 (4.45m x 2.77m )



with windows to fore and side (views over the sea and the village) feature cast fireplace and radiator

## BATHROOM



comprising Jacuzzi bath, pedestal wash hand basin and WC. Shower cubicle and radiator. Heated towel rail, tiled splashback and window to fore with sea views

## BEDROOM 2

11' x 11'4 (3.35m x 3.45m )



with Window to fore with sea views and radiator

### BEDROOM 3

11'3 x 7'2 (3.43m x 2.18m )



with window to rear and radiator. Door to

### SECONDARY LOUNGE



Bi-fold door to small front balcony with Sea views.  
Door to rear decked area. Wooden floor and radiator.



### EXTERNALLY

Small rear patio housing LPG Bottles, benefitting from pedestrian access. Valuable side vehicular hardstanding. Front garden.

### DIRECTIONS

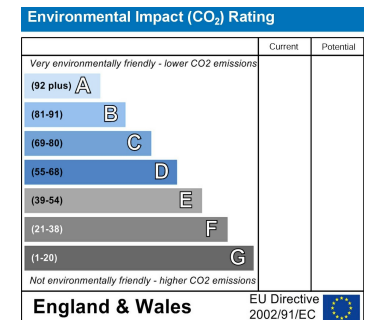
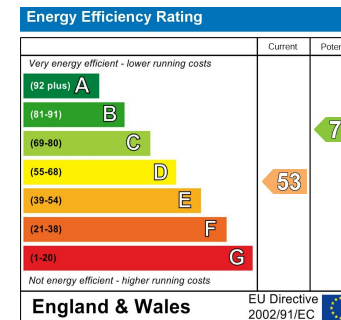
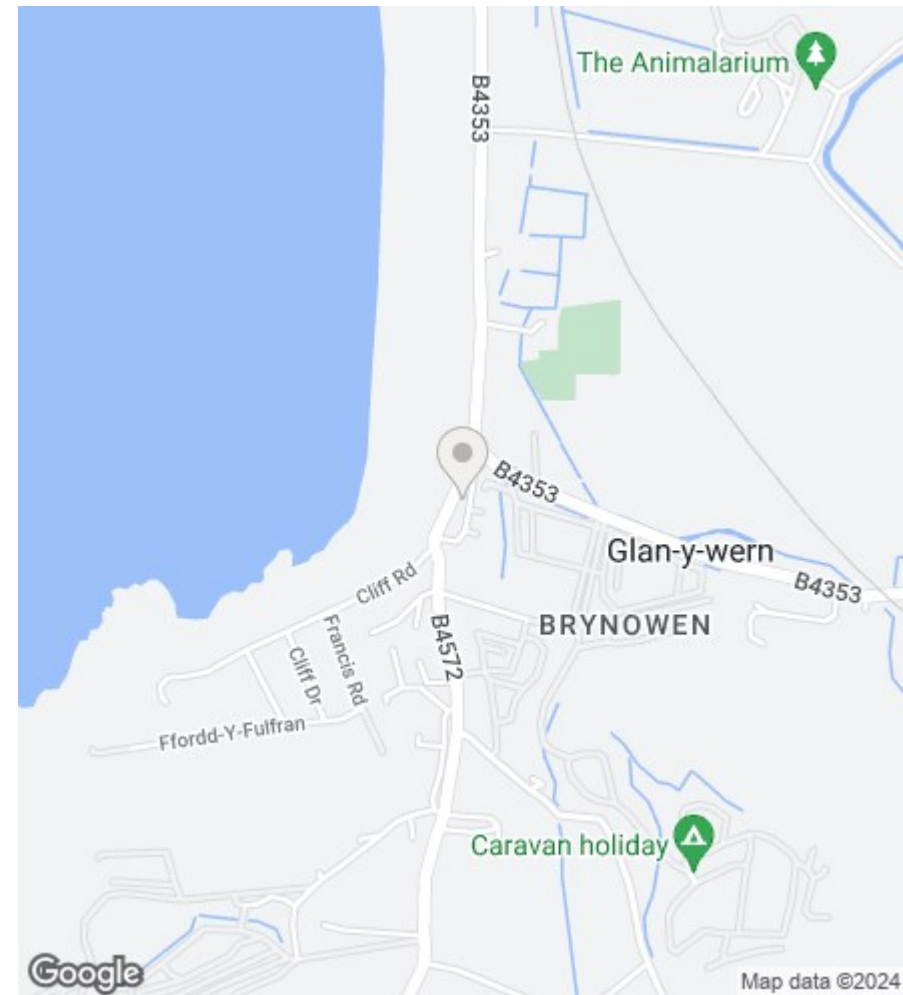
From Aberystwyth, take the A487 coastal trunk Road, North up Penglais Hill to Bow Street. On the northern edge of the village turn left (signposted) and proceed to the village. At the mini roundabout turn left (2nd exit) and Kingswood is the first property on your left hand side.



Total area: approx. 127.0 sq. metres (1366.5 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Kingswood, Borth**



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