



**Charene Chrch Rd, Borth**  
**Aberystwyth Ceredigion SY24 5HY**  
**Guide price £290,000**





A detached two bedroom bungalow in a favourable location at this popular coastal village with large garden and off-road parking.

Charene is located just off the main thoroughfare within a short walking distance from the beach and all local amenities that are on offer to include general stores and primary school.

There is a railway station at Borth for ease of access to Aberystwyth town centre which is some 7 miles or so to the south and to Machynlleth and beyond to the North.

Charene is well presented throughout and offers a large garden and off-road parking for approximately 3 cars.

### TENURE

Freehold

### SERVICES

Mains services are connected

### COUNCIL TAX

Band

### VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Road, Aberystwyth. 01970 626,160 or sales@aledellis.com

Charene provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

### FRONT ENTRANCE DOOR to

### RECEPTION HALLWAY

with night storage heater, access to roof space and doors to

### LIVING ROOM

11' x 17'6 (3.35m x 5.33m )



with two windows to side and window to fore.  
Night storage heaters.

### KITCHEN

9'3 x 6'5 (2.82m x 1.96m )



comprising single drainer stainless steel sink unit with mixer tap, range of base units with built in Lamona electric cooker and a 4 ring hob. Appliance spaces and worktops over. Eye-level units, tiled splashback and cooker point.

### SIDE PORCH

4'5 x 12'2 (1.35m x 3.71m )



with with doors to fore and rear.

### DINING ROOM

7'2 x 11'9 (2.18m x 3.58m )



alternatively bedroom 3. Night storage heater and window to side.

### BEDROOM 1

11'4 x 8'3 (3.45m x 2.51m )



with night storage heater and window to side.

### BEDROOM 2

11'3 x 9'2 (3.43m x 2.79m)



with night storage heater and Window to side.

### SHOWER ROOM



comprising shower cubicle with Triton shower, WC and wash hand basin. Half Tiled walls, obscured window and airing cupboard.



## EXTERNALLY



Tarmacadamed vehicle hardstanding to fore.  
Large level garden to the other side with patio  
area, lawn and garden shed with pedestrian  
access

## DIRECTIONS

From Aberystwyth take the A487 coastal trunk  
road North up Pengalis Hill to Bow St. On the  
northern edge of village turn left to Borth  
(signposted). Proceed to the northern edge of the  
village (Borth) turning right as soon as the  
properties on the seaside (on the left) have come  
to an end.

### Ground Floor

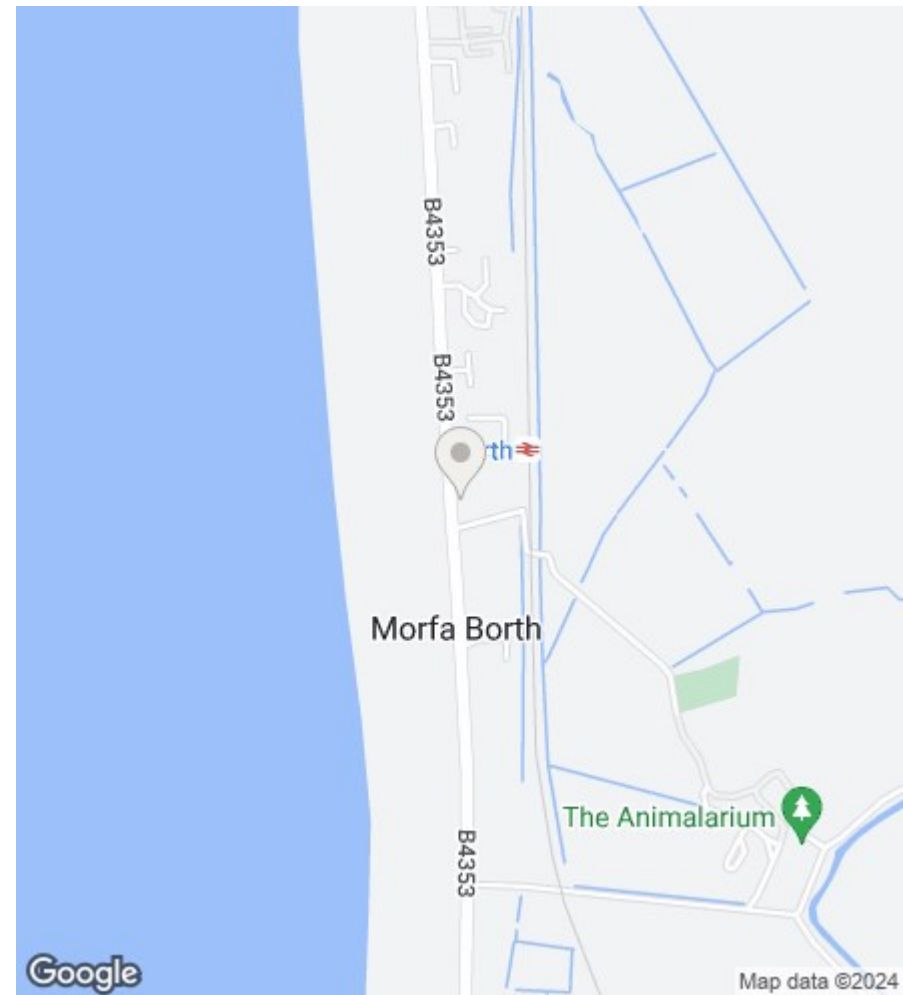
Approx. 68.9 sq. metres (741.3 sq. feet)



Total area: approx. 68.9 sq. metres (741.3 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Charene, Borth**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>88</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com