



**Bryndedwydd ,
Borth SY24 5LN
Guide price £650,000**



An excellent opportunity to purchase a recently refurbished, stunningly presented detached 4 bedroomed house with outstanding sea views, large garden, parking and garage.

Bryndedwydd is currently holiday let accommodation and would be a prime investment purchase or family home. The works that have been carried out on the property have been done to a high standard and this property is without a doubt worth a view! Not many properties of this quality and size with the external benefits also come to the market in the area and for this reason, early inspections are recommended.

The popular coastal resort of Borth is situated some 7 miles or so due north of the university and market town of Aberystwyth. In addition to the bus service there is also a railway terminus at the village for ease of access to Aberystwyth, Machynlleth and beyond. Local amenities include village stores, primary school and public house in addition to the Borth and Ynyslas Golf club.

TENURE

Freehold

SERVICES

All mains services are connected

COUNCIL TAX

Band E

VIEWING

Strictly by appointment with the sole selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com

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

FRONT ENTRANCE DOOR TO

UTILITY ROOM

With a window to the fore, single sink drainer unit with modern storage units. There is a storage cupboard containing the boiler and switch box.

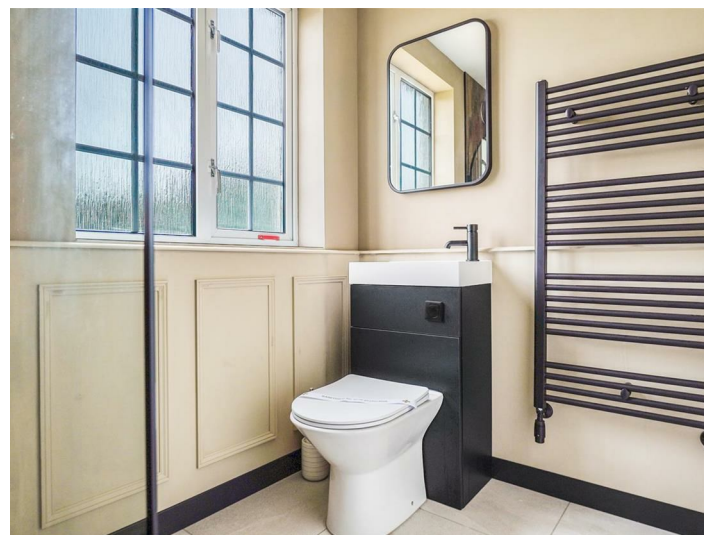
DOOR TO

RECEPTION HALLWAY

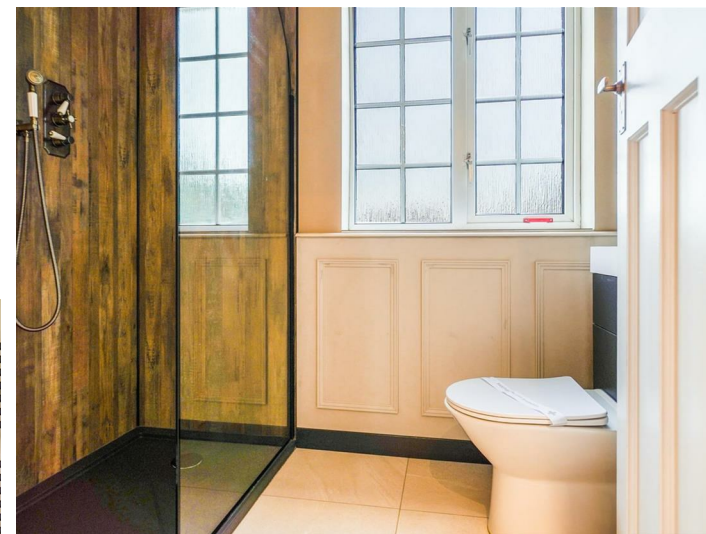
With original wooden stairs leading to first floor, under stairs storage, horizontal radiator, feature archway, door to rear patio.

DOORS TO

SHOWER ROOM



With obscured window to fore, WC, walk in shower with water fall shower head a wash hand basin and heated towel rail.



OPEN PLAN KITCHEN DINING AREA



With windows to fore, side and rear with partial tiled floor and partial original wooden floor. Comprising of modern shaker style units, shaker style eye level units and a large island/breakfast bar. double oven and frameless 5 ring gas hob. A smart electric fireplace with mantel, horizontal radiator.



LIVING ROOM



With windows to side and original wooden floors with stylish electric fire and horizontal radiator.

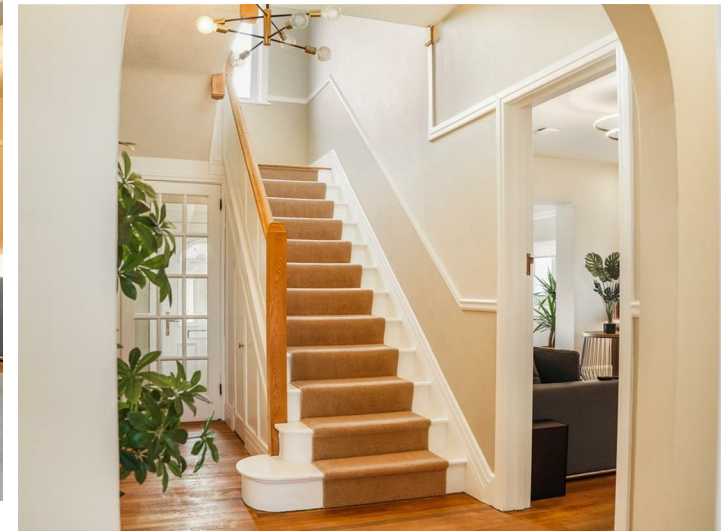
SUN ROOM/GAME ROOM



With windows to rear and side, tiled floor and access to rear patio area.



STAIRS LEADING TO



FIRST FLOOR



Landing with a window to rear and storage

BEDROOM 1



With windows to rear and side, horizontal radiator.



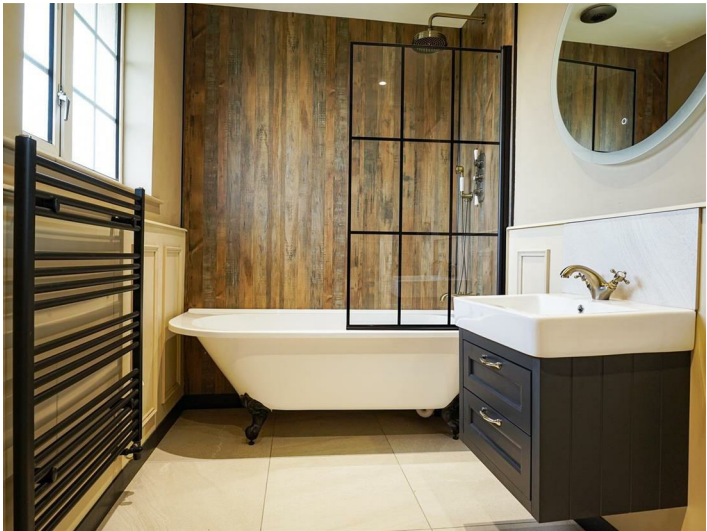
BEDROOM 2



With steps down to the bedroom, with windows to fore and horizontal radiator.



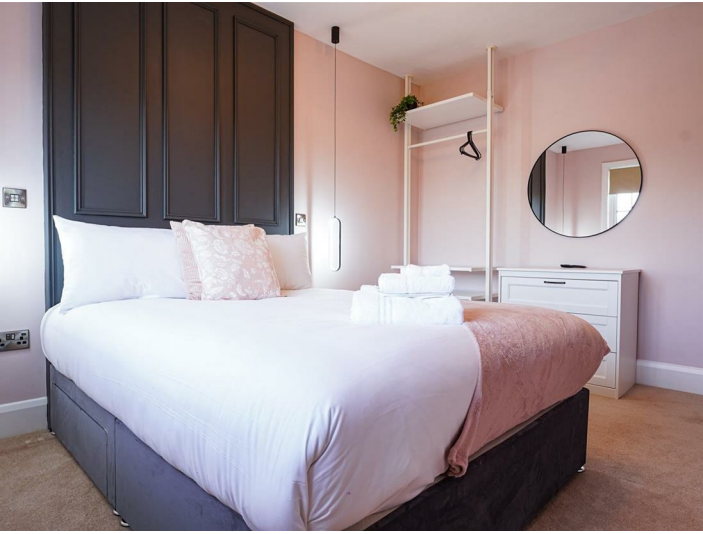
BATHROOM



With obscured window to fore and comprising of Bath, WC, wash hand basin and heated tower rail.



BEDROOM 3



BEDROOM 4



EXTERNALLY



With window to fore and horizontal radiator.



With windows to rear and side and horizontal radiator.



A large front garden with a garage and garden shed which holds a washing machine and dryer. Additionally there's a rear patio area with a rear entrance which leads to a parking area. The rear patio garden has a pleasant view towards the sea and has a hot tub and seating area to enjoy the view.

short while and the property will be on the right, opposite of the Borth Community Hub (former school) on the left.



DIRECTIONS

From Aberystwyth proceed on the A487 road to Bow Street. Proceed through the village and turn left on to the B4353 Borth road (Signposted) At the roundabout (by the Nisa store) turn left on to the B4572. Continue on this road for a





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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