



Flat 3, Grand Hotel , Borth
Aberystwyth Ceredigion SY24 5HY
Guide price £120,000



A well presented 1 bedroomed flat with stunning sea views situated at this popular coastal village.

The flat forms part of the former Grand Hotel refurbishment situated in the heart of Borth within a short distance of the beach and the Railway Station. Borth has a good range of local amenities to include several stores, Public Houses and Primary School and has always proved popular with the locals and the tourists alike. The university and market town of Aberystwyth is situated some 7 miles travelling distance to the South the town having a wide range of amenities to include Secondary Schools and National Retailers.

The Borth and Ynyslas Golf Course and the Dyfi Estuary are also nearby.

There is also a post office, cinema, an animalarium and several cafés, restaurants and a fish and chip shop within walking distance of the flat.

The bus stop is conveniently just outside the front of the property.

TENURE

Share of freehold with lease of 988 years remaining.

SERVICES

Mains electricity, water and drainage are connected.

Double glazing and heating by means of electric storage heaters.

SERVICE CHARGE

£750 per annum for 2024.

COUNCIL TAX

Band B

VIEWING

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

Flat 3, Grand Hotel 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 the left of the main Grand Hotel entrance)

Communal Reception Hallway

With staircases up to

Flat 3 Front Door

into

Hallway

With storage cupboard and doors to

Living Area

15'0" x 11'0" (max) (4.58 x 3.37 (max))



A bright and spacious living area with bay window to fore and window with outstanding sea views as highlighted in the photograph as well as mountain views, a great spot to watch the beautiful sunsets. Two storage heaters, vinyl flooring and archway through to



Kitchen
5'11" x 11'1" (max) (1.82 x 3.4 (max))



A fitted kitchen with base and eye level units shaker style units, stainless steel sink with mixer tap, appliance spaces and worktops. Electric oven with hob over, extractor fan hood and door to



Pantry/Storage Cupboard.
Showeroom



With wet room flooring, WC, wash hand basin with tiled splashbacks and step in shower cubicle with panelled splashbacks and shower.

Bedroom
10'9" x 9'0" (3.28 x 2.76)



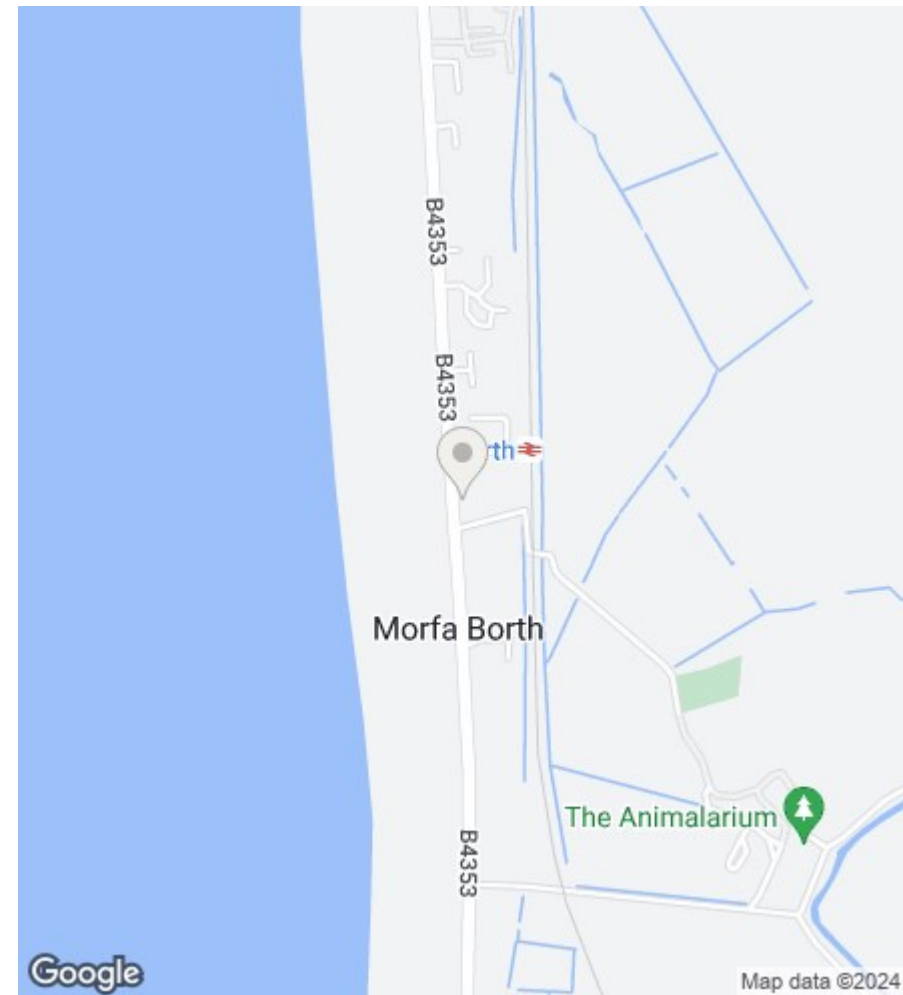
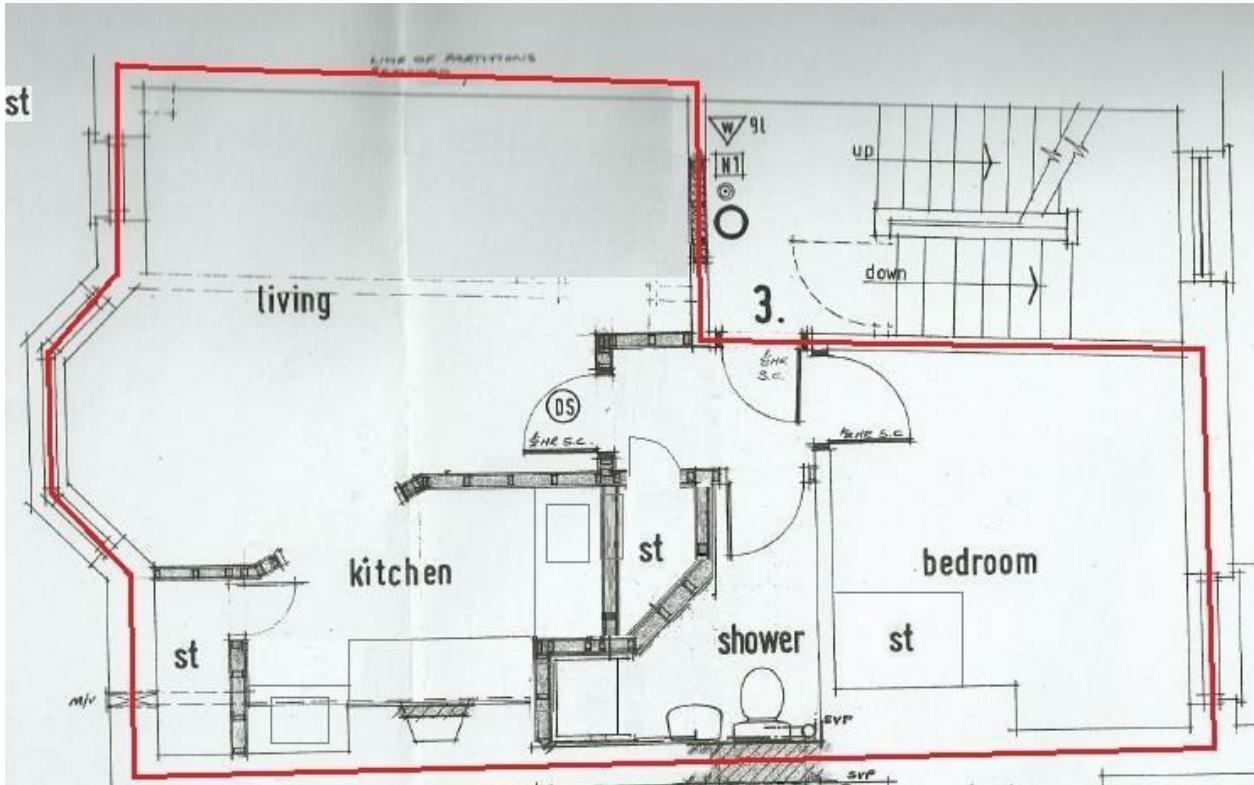
With storage cupboard and window to rear.

DIRECTIONS



Take the A487 North from Aberystwyth to Bow

Street, on the Northern edge of the village turn left and proceed to Borth. Proceed down the High Street and the Flat/Grand Hotel is on the right hand side on the junction of Cambrian Terrace which leads down to the station.



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	

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