



Hazelcot , Dol-Y-Bont
Borth Cerdigion SY24 5LX
Guide price £275,000



A wonderfully presented 3 double bed roomed terraced house with spacious rear garden and superb views to the rear.

Hazelcot is a great example of an older property that has the perfect blend of modern and character. This beautiful cottage is incredibly deceiving from the fore as the property has so much to offer internally with two reception rooms, an open plan kitchen diner/utility and three good sized bedrooms with one en suite, a main bathroom and the large yet low maintenance garden to the rear. The well laid out accommodation is prime for a family home.

Local amenities are within a short travelling distance in the popular coastal resort of Borth to include General stores, Primary School and Public Houses. The bus stop is just a few steps away from the property and there is also a railway station at Borth for ease of access to Aberystwyth, Machynlleth and beyond. Aberystwyth has a good range of both local and national retailers to cater for the large student and local population

NO ONWARD CHAIN

Tenure

Freehold

Services

Mains Water and Electricity. Private drainage. Oil fired central heating.

Council Tax

Band C

Viewing

Strictly by appointment with the sole selling

agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com.

Hazelcot 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 Reception Hallway



With solid wood flooring, radiator and doors to

Living Room

16'11" x 14'11" (5.18 x 4.56)





A cosy yet commodious living area with window to fore, multi fuel burner, wood flooring, and double doors through to

Kitchen Dining Area
15'3" x 10'6" (4.67 x 3.21)



Comprising a modern black gloss fitted kitchen of base level units, integrated oven & microwave, electric hob with extractor fan hood over and sink with mixer tap. Slate stone flooring, spotlights, windows to fore and stairs to first floor accommodation with under stairs storage. Opening to

Utility Area
7'8" x 10'8" (2.35 x 3.27)



With base and eye level storage units, appliance spaces, sink with mixer tap and new oil fired central heating boiler. Velux window and door to external rear. Corridor leading down to

Dining Room

13'4" x 9'6" (4.08 x 2.91)



With window to fore, solid wood flooring and radiator.

First Floor Accommodation

Landing



With doors through to

Bedroom 1

10'7" x 11'4" (3.24 x 3.46)



With window to fore, Velux window, radiator, access to loft space and door to

Downstairs WC



With wc and wash hand basin set in vanity unit.

En Suite



With walk in shower cubicle, wc and wash hand basin set in vanity unit.

Bedroom 2

10'11" x 15'1" (3.35 x 4.61)



With windows to rear, radiators, exposed stone feature corner wall and storage cupboard.

Bedroom 3

10'5" x 12'9" (3.18 x 3.89)



Currently utilised as a study. With window to fore, Velux window and radiator.

Bathroom

8'2" x 7'8" (2.51 x 2.36)



Comprising a bath tub with shower over, wc, wash hand basin, heated towel rail, obscured window to rear and led lit mirror.

Externally



The rear garden is completely enclosed with a spacious patio seating area and flat lawned garden. There are several different sun spot seating areas as highlighted in the photographs and the rear has stunning views overlooking the woodland area and beyond.



Directions

From Aberystwyth take the A487 coastal trunk road North for 4 miles to Bow Street. On the northern edge of the village turn left (near garage and pub) on to the B4353 Borth road and proceed for 2 miles before turning right (just after the railway bridge) to Dol Y Bont. Go over the bridge and Hazelcot can be seen on your left hand side.



Total area: approx. 113.8 sq. metres (1224.4 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.

Hazelcot, Dol-Y-Bont, BORTH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(81-81) B			
(69-80) C		72	
(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			
(81-81) 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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