



**Glynette Dol-Wen, Borth**  
**Aberystwyth Ceredigion SY24 5JQ**  
**Guide price £195,000**





A small 2 Bedroomed detached bungalow with off road parking in a convenient location in the heart of the village.

Glynette is well presented throughout and is currently a holiday let / air bnb benefiting from Economy 7 central heating to most rooms and double glazing. Dol-Wen is a quiet cul-de-sac situated within walking distance of all local amenities on offer at this popular resort which includes general stores, cafes, public houses and a primary school.

There is a railway situated at Borth for ease of access to Aberystwyth which is but 7 miles to the South. The market town of Machynlleth and Ynyslas on the Dyfi estuary are also within 10 and 2 miles respectively.

### Tenure

Freehold

### Council Tax

Band C. Currently subject to business rates.

### Services

Mains water, mains electricity, mains drainage.

### Viewing

Strictly by appointment through the sole selling agents.

Glynette is well worthy of inspection. Having off road parking in the centre of Borth is advantageous. All room dimensions are approximate. All images have been taken by a wide angle lens digital camera.

### Front entrance door to

### Reception Hallway

Night storage heater access to roof space, airing cupboard and doors to

### Living Room

12'2 x 9'1 (max) (3.71m x 2.77m (max))



Night storage heater, window to fore.

### Kitchen

7'8 x 8'3 (2.34m x 2.51m)



Comprising of single drainer stainless steel sink unit. Base units with worktops and appliance spaces. Eye level units, tiled splashbacks, cooker point. Doors & window to rear.

## Bathroom

5'1 x 7'4 (1.55m x 2.24m)



Bath with TRITON shower over & screen, wash handbasin, WC, tiled floor, part tiled walls and obscured window to rear.

## Bedroom 1

8'5 x 9'6 (2.57m x 2.90m)



With window to rear, fitted wardrobes and night storage heater.

## Bedroom 2

9'7 x 7'3 (2.92m x 2.21m)



With window to fore, fitted wardrobe and slimline heater.

## Externally



Side vehicular hardstanding for 2 vehicles.  
Front lawned garden with pedestrian paths  
leading to rear paved garden with 2 garden sheds.

## Directions

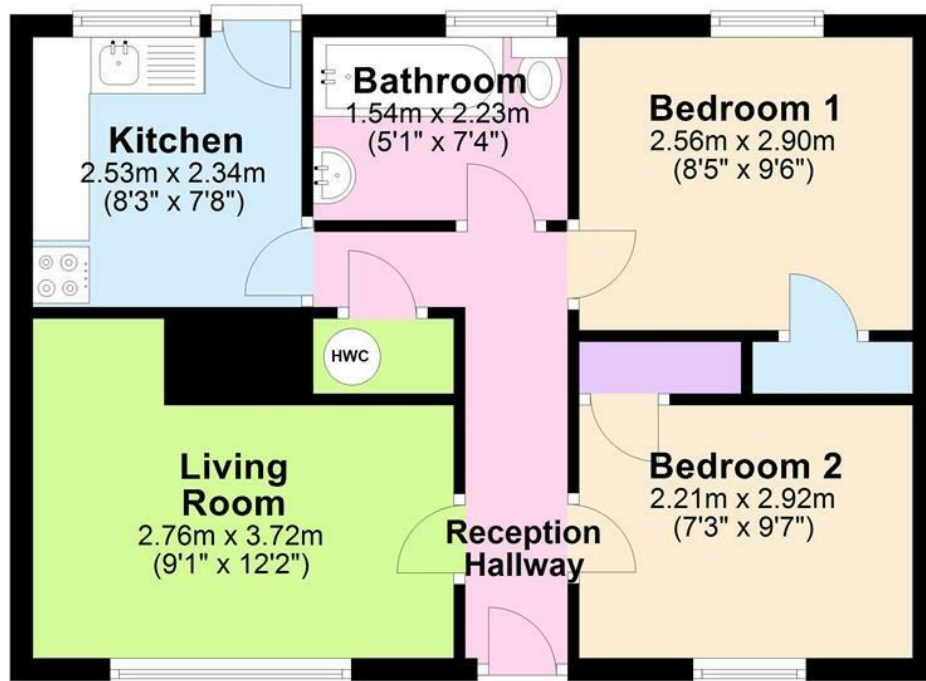
Take the A487 trunk road North to Bow Street. On the Northern edge of the village turn left on to the B4353 Borth road signposted. At the village proceed down the high street and the bungalow is on the right hand side just after the village pharmacy.

What 3 Words:- wobbles.embarks.norms



## Ground Floor

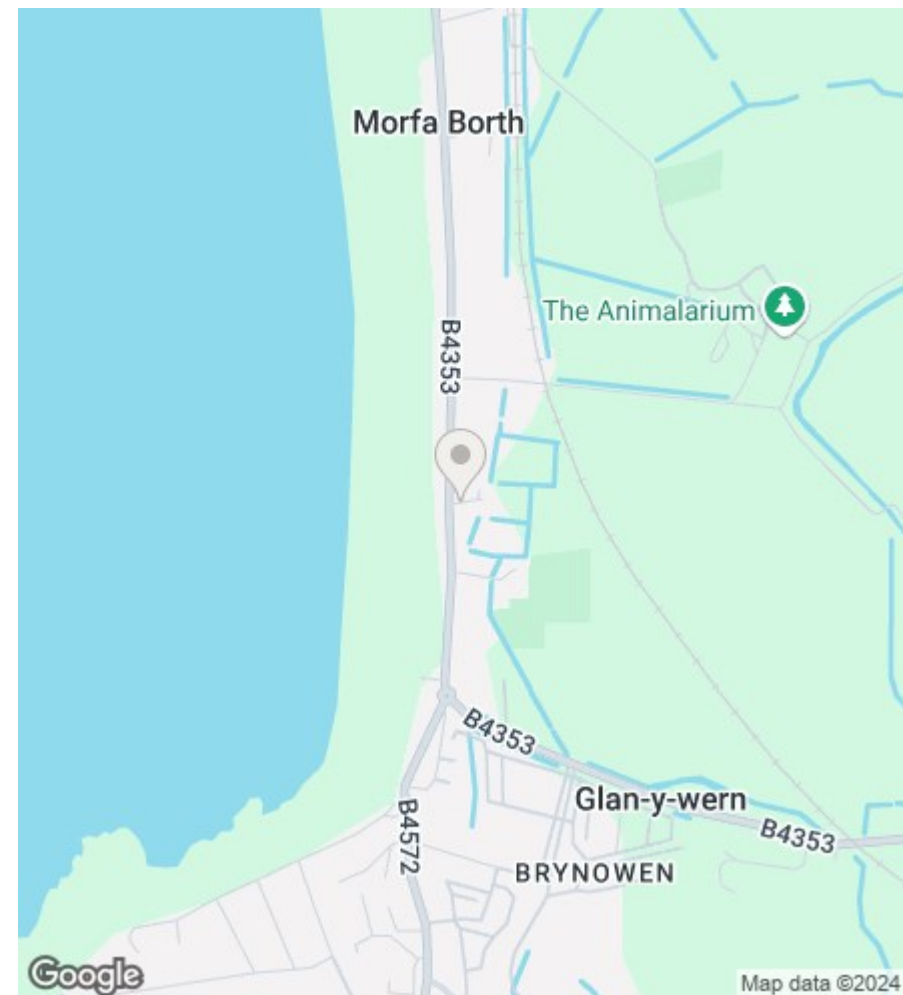
Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 39.7 sq. metres (427.2 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.

## Glynette, Borth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		54	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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