26 Heol Aberwennol,
Borth Ceredigion SY24 5NP
Guide price £195,000

ALED ELLIS

For Sale by Private Treaty

In a sought-after location at this popular village a semi-detached 3 bedroomed home with front and rear garden know as

26 Heol Aberwennol
Borth
Ceredigion
SY24 5NP

Heol Aberwennol is an estate of local, and ex local authority housing located at upper Borth. There are fine views to the rear of the property over Ceredigion Bay.

Borth is situated 7 miles to the North of Aberystwyth and has a good range of local amenities to include primary school, general stores and public houses. There is a railway station at the village and a regular bus service to Aberystwyth.

26 Heol Aberwennol is in need of some modernisation. The existing accommodation is highlighted on the attached floor plan. The house has been extended to the rear and is well worthy of inspection.

TENURE
Freehold

COUNCIL TAX
Band C

SERVICES
Mains electricity, water and drainage. Heating by means of night storage heater. Please refer to Ofcom for Internet Speed and Mobile Coverage by using the following link; www.checker.ofcom.org.uk

VIEWING
Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

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

GROUND FLOOR
Front entrance door to

RECEPTION HALLWAY
Night storage heater, stairs to first floor.

LIVING ROOM
12'3 x 14'6 (3.73m x 4.42m)
with tiled fireplace, night storage heater and window to fore.

WET ROOM
4'1 x 9'8 (1.24m x 2.95m)
comprising WC, triton shower, fan heater, extractor fan and washbasin.

DINING ROOM
9'9 x 9'3 (2.97m x 2.82m)
with night storage heater, shelving and window to rear.

KITCHEN
9'8 x 9'7 (2.95m x 2.92m)
with single drainer stainless steel sink unit. Base units with worktops over and tiled splashbacks. Eye level units, night storage heater, window to rear and side, extractor fan.

FIRST FLOOR
Landing, night storage heater, access to roof space. Doors to

BEDROOM 1
7'2 x 9'5 max (2.18m x 2.87m max)
with window to fore and night storage heater.

BEDROOM 2
10'5 x 12'4 (3.18m x 3.76m)
with window to fore and night storage heater.

BEDROOM 3
10'2 x 10' (3.10m x 3.05m)
with window to rear with sea views, night storage heater and airing cupboard.

SEPARATE WC

SHOWEROOM
5'5 x 4'7 (1.65m x 1.40m)
with washbasin, cubicle with Mira shower, obscured window to rear and fan heater.

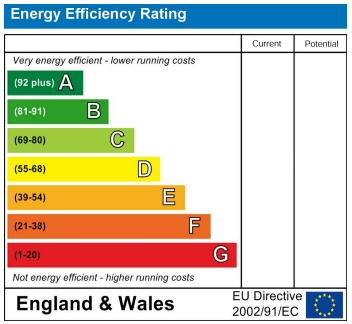
EXTERNALLY
Front lawned garden with shrubs. Pedestrian path to front entrance door. Side pedestrian path to rear lawned garden with garden shed.

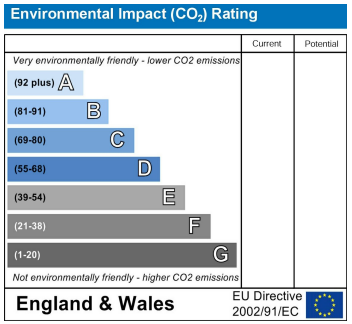
DIRECTIONS
What3Words: - witty.slows.boating

From Aberystwyth proceed North on the A487 trunk road to Bow Street. On the Northen edge of the village turn left and proceed on the B4353 road to Borth (signposted). At Borth turn left at the mini roundabout (near Nisa store) and proceed up the hill South on the Clarach Road. The property is on your right-hand side opposite the Green, denoted by a For Sale board.

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.





16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
Tel/Ffon: 01970 626160
Email/E-Bost: sales@aledellis.com