



Fairview, Ffordd y Fulfran, Borth
Aberystwyth Ceredigion SY24 5ND
Guide price £325,000



For Sale by Private Treaty

Enjoying an elevated location at upper Borth a detached, 3 bedroomed dormer bungalow with off road parking and pleasant rear garden known as

FAIRVIEW
FFORDD Y FULFRAN
BORTH
CEREDIGION
SY24 5ND

Fairview is located in a popular residential area towards the upper part of Ffordd y Fulfran. There is a pleasant aspect to the fore (especially from the 1st floor) over the village and the Dyfi Estuary. The accommodation is highlighted on the attached floorplans and is well worthy of inspection.

The village of Borth is some 7 miles to the North of Aberystwyth. There are local amenities available to include a Railway terminal at Borth for ease of access to Aberystwyth, Machynlleth and beyond.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating.

COUNCIL TAX

Band E

VIEWING

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

Fairview 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

with under stairs cupboard, quarry tiled floor, stairs to first floor and radiator. Door to

KITCHEN AREA

10'7 x 11'7 (3.23m x 3.53m)



comprising base and two eye level units. Fitted electric oven with 4 ring hob. Appliance space and plumbing for dishwasher. 1 ½ bowl single drainer sink unit with mixer tap. Ceiling lights. Laminated floor. Radiator. Door to side porch. Fabulous views of the Dyfi Estuary and beyond.



PANTRY CUPBOARD

6' x 4'2 (1.83m x 1.27m)

with base and eye level units and appliance space. Quarry tiled floors.

DINING ROOM

10'6 x 14'1 (3.20m x 4.29m)



with window to rear, laminated floor and radiator.

LIVING ROOM

12' x 15'5 (3.66m x 4.70m)



comprising fireplace with log burner and radiator. Picture rail. Double door to



CONSERVATORY

8' x 11' (2.44m x 3.35m)



tilled floor and patio doors to rear garden. Recess cupboard.



BEDROOM 1

14'2 x 10'3 (4.32m x 3.12m)



with picture rail, radiator and window to rear.

BEDROOM 2

10'7 x 11'8 (3.23m x 3.56m)



with window to fore, radiator and picture rail.

BATHROOM

5'7 x 6'2 (1.70m x 1.88m)



comprising bath with shower over and screen, washbasin, WC and heated towel rail. Obscured window to fore. Part tiled wall, extractor fan.

FIRST FLOOR

DOOR TO

BEDROOM 3

12'4 x 10'6 (3.76m x 3.20m)

Part sloping headroom. Window to fore. Fabulous views over the village and Cardigan Bay, Velux window.



ATTIC ROOM
EXTERNALLY



Vehicular hardstanding and lawn to fore with side pedestrian path to rear garden. Pleasant rear garden with shrubs and paved patio area, oil tank.



ATTACHED GARAGE
16'1 x 9'8 (4.90m x 2.95m)
with freestanding oil-fired Worcester central heating boiler. Door to rear

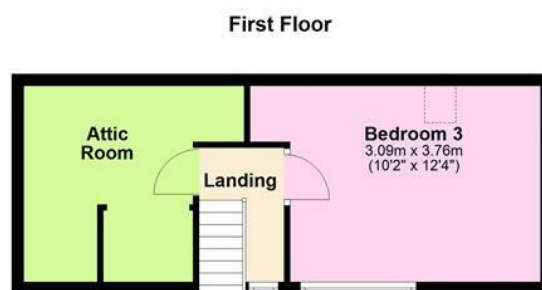
DIRECTIONS

(What3words: unopposed.unit.snippet)

Take the A487 North to Bow Street before turning left on the Northern edge of the village on the B4353 Borth road. At Borth turn left near the Nisa store on to Clarach road before turning right on to Cliff Road take the first left and proceed (passing the primary school) on to Ffordd y Fulfran. Fairview is one of the last properties on the left-hand side denoted by a For Sale sign.

MONEY LAUNDERING REGULATIONS

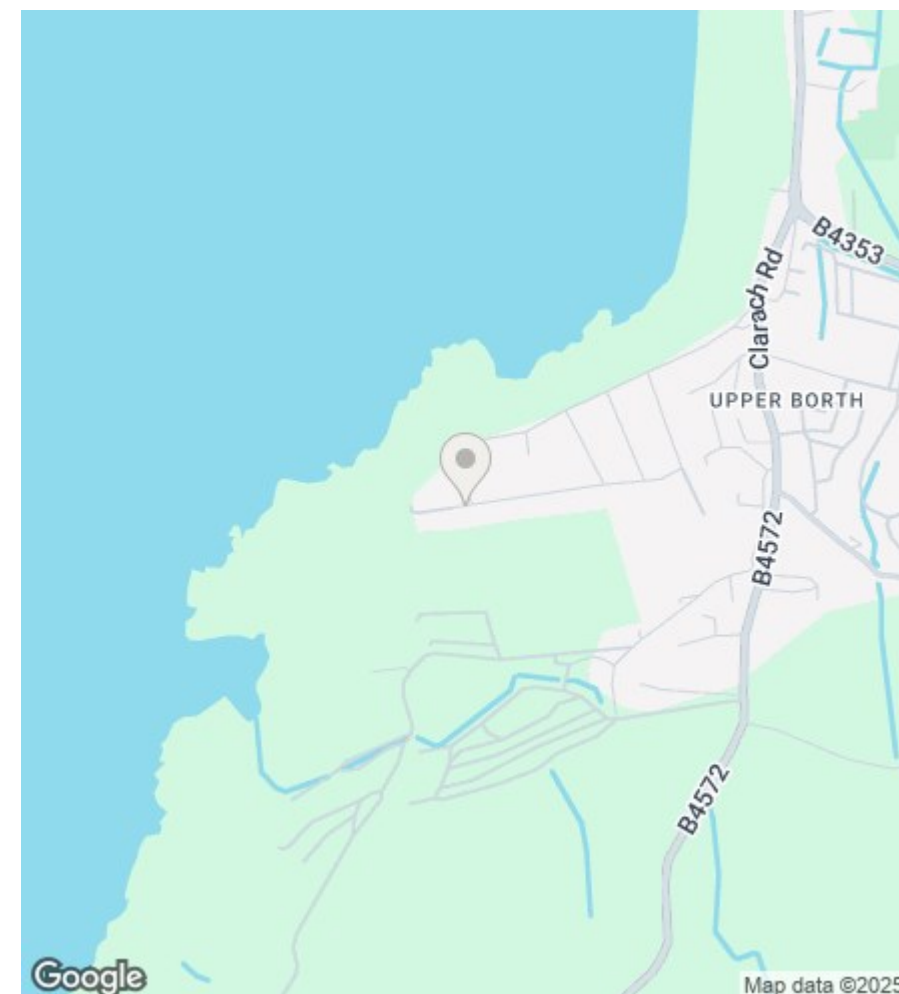
Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.



Total area: approx. 142.9 sq. metres (1537.8 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Fairview, Ffordd Y Fulfran, Borth



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		
		73
	46	
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