



Tom Parry

5, Ivy Terrace, Borth-Y-Gest, LL49 9TS

£425,000

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Tom Parry & Co, together with Jackson-Stops, are delighted to offer for sale this charming period coastal property occupying a highly sought after village location overlooking the bay, also with scope to produce a useful rental income.

5 Ivy Terrace is an attractive end terraced property likely constructed of stone, with rendered elevations beneath a slate roof. The property has been comprehensively refurbished during the present owners tenure since 2011, and now provides spacious and adaptable accommodation arranged over two floors. It has been used as a second home and short term holiday let, and presently qualifies for Business Rates.

The principal reception room has a wood burner, two lovely bay windows overlooking the beach, and plenty of space for dining table and chairs, as well as comfy sofas. At the rear is a well fitted kitchen with range cooker and integrated dishwasher, and plenty of floor and wall cupboards providing useful storage. Off the kitchen is a recently fitted shower room and a back door providing access to steps which lead up to the rear garden. At first floor level there are four double or twin bedrooms and a family bathroom. Two of the bedrooms are interconnecting, and one is often used as a second sitting room. This and the main bedroom overlook the beach, the latter having French doors to a balcony.

The property is approached from the road up several steps to a tile flagged seating and dining area in front of the building overlooking the view. This area faces north east and enjoys the morning sun. To the rear of the house, and accessed via a flight of stone steps is the garden, which is above the first floor of the building and as such has views across the rooftops to the estuary and mountains beyond. There is a useful timber garden shed, and the garden itself has some dense bushes and enjoys privacy from the hedge and wall delineating the boundaries.

Our Ref: P1531

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

with glazed frontage

Lounge/Dining Room

with two deep bay windows enjoying fantastic views over the bay; wood burning stove set under stone bressumer; wood effect laminate flooring; two radiators and access to large under stair storage cupboard

Inner Hallway

with wood effect laminate flooring

Washroom

with low level WC; wash hand basin and wall mounted 'Worcester' boiler

Kitchen

with a range of modern high gloss wall and base units with worktop over; 'Lamona' range cooker with 5 ring gas hob; tall larder cupboard; integrated dishwasher; one and a half bowl stainless steel sink and drainer; space for free standing fridge freezer; tall feature radiator and door to side giving access to garden steps

Shower Room

with tiled rain shower; wash hand basin set in vanity; heated towel rail and tiled walls and floor

FIRST FLOOR

Landing

with window to rear; built in storage cupboard; radiator and access to partially boarded loft space

Sitting Room

with deep bay window incorporating window seats to enjoy the fantastic vantage from the front of the property; carpet flooring and radiator. This could also be used as an additional bedroom.

Bedroom 1

with 'French' doors leading to a balcony with seating

area enjoying a fantastic aspect over the bay; carpet flooring and radiator. It would be possible to create separate access to this room from the existing storage cupboard on the landing, should you require it.

Bedroom 2

with a tall window to the rear; built in cupboard and shelving; carpet flooring and radiator

Bedroom 3

with built in cupboard; window to the rear; carpet flooring and radiator

Bathroom

with panelled bath with shower over, including folding shower screen; low level WC; wash hand basin set in alcove; wood effect vinyl flooring and radiator

EXTERNALLY

There is stepped access to a double fronted terraced seating area at the front of the house, with far reaching views across the bay and the sea and mountains beyond.

There is access to the raised garden at the side of the property, which steps up to a small terrace at the rear of the house. and again to a larger terrace with seating area and good sized timber storage shed. The garden extends higher again behind the sun terrace, enjoying two lawned gardens with a range of mature shrubs, trees and fruit trees and offering the most amazing views over the rooftops out to sea.

SERVICES

All mains services

MATERIAL INFORMATION

Tenure: Freehold. Currently run as a successful holding let, meeting the government criteria for the number of let days. Details of turnover available to interested parties.

Council Tax: Business rates apply

Contents available be separate negotiation.





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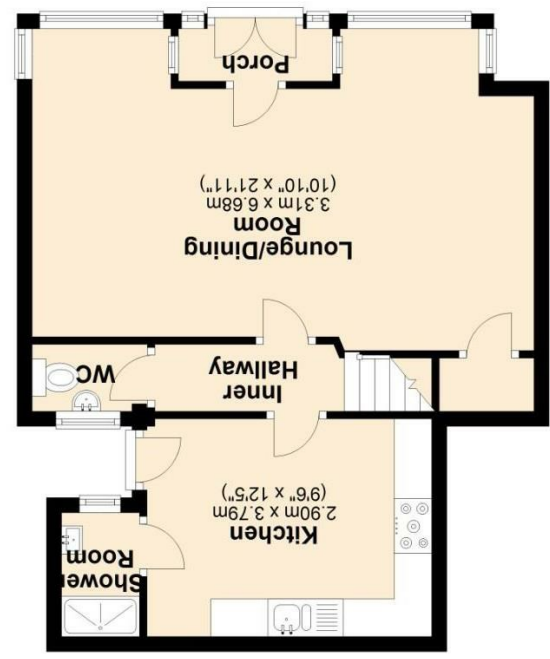


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working ability.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their

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Ground Floor



First Floor

Score	Energy rating	Potential
92+	A	
81-91	B	87 B
69-80	C	
55-68	D	68 D
39-54	E	
21-38	F	
1-20	G	



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