



Tom Parry

38, Tan Y Foel, Borth-Y-Gest, LL49 9UE

£200,000

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Tom Parry & Co are delighted to offer for sale this fantastic three bedroomed mid terrace property, situated in the popular seaside village of Borth-Y-Gest.

This property is currently used as a holiday let, meaning it is in great condition and ready to move into. With a fully fitted kitchen/breakfast room and a fantastic living area which opens up onto a well maintained terrace to the ground floor and three bedrooms and a bathroom to the first floor this would make a fantastic home for those starting on the property ladder or looking for a holiday home.

Borth-Y-Gest is renowned for its stunning coastal scenery and vibrant community, offering a range of local amenities and recreational activities. Residents can enjoy leisurely walks along the beautiful coastline or explore the nearby countryside, making it a perfect setting for nature enthusiasts.

Our Ref: P1562

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

with carpet and barrier mat flooring, with radiator.

Cloak Room

with low level WC and corner sink unit in vanity

Living Room

with French doors opening onto patio area enjoying views over the green and towards the sea; carpet flooring and radiator.

Kitchen/Breakfast Room

with range of fitted wall and base units with worktop over; stainless steel sink and drainer; free standing double oven; integrated dishwasher; intergraded washing machine; space for dining table; laminate flooring and radiator.

FIRST FLOOR

Landing

with built in airing cupboard and access to loft

Bedroom 1

with views towards Borth-Y-Gest; built in wardrobe; carpet flooring and radiator.

Bedroom 2

with built in wardrobe; carpet flooring and radiator.

Bedroom 3

with built in wardrobe; carpet flooring and radiator.

Bathroom

with panelled 'P' shaped bath with shower over; pedestal wash basin; low level and radiator

EXTERNALLY

The property is accessed via stairs to the front door, with lawn to the side.

At the rear there is a slate patio with gated fence onto the green, access onto communal gardens at rear.

SERVICES

All mains services.

MATERIAL INFORMATION

Council Tax: Band C. Currently a furnished holiday let.

Tenure: Freehold

£60 a year charge for the communal gardens to be maintained.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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 working ability.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

