



# Tom Parry

'Tawelfa', 27 Ralph Street, Borth-Y-Gest, LL49 9UA

Offers over £350,000



## 27 Ralph Street, Borth-Y-Gest, LL49 9UA

Tom Parry & Co are delighted to offer for sale this fantastic elevated mid terrace property on the popular Ralph Street in the seaside village of Borth-Y-Gest. This beautifully refurbished house offers a delightful blend of modern comfort and coastal charm. With three well-proportioned bedrooms, this property is perfect for families or those seeking a serene retreat by the sea. The inviting reception room provides a warm and welcoming space for relaxation and entertaining and the attic room means there is extra space for storage or a home office.

One of the standout features of this home is its fantastic external seating areas, where you can enjoy distant sea views while basking in the fresh coastal air. Imagine sipping your morning coffee or enjoying a leisurely evening meal in this picturesque setting. The property is just a short walk from the beach, allowing you to easily indulge in the joys of seaside living. Additionally, the village amenities are conveniently close, making it easy to access local shops and eateries.

Properties on Ralph Street don't stay on the market for long, and early viewing is recommended!

**Our Ref: P1570**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with tessellated floor tiles and cloak hooks

#### Inner Hallway

with under stair storage cupboard; carpet flooring and radiator

#### Living Room

with dual aspect windows including bay to the front which enjoys distance sea views; log burning stove set within marble and slate surround and radiator

#### Kitchen/Breakfast Room

with dual aspect windows; a range of built in wall and base units including handmade oak unit incorporating a Belfast sink; five ring "Belling" range style cooker with extract over; built in cupboard; integrated washing machine; tiled flooring; space for dining table and door to garden

### FIRST FLOOR

#### Landing

#### Bedroom 1

with two windows to the front of this fantastically spacious master suite, making a light and airy room; sea views; carpet and radiator

#### Bedroom 2

with built in cupboard; carpet flooring and radiator

#### Bedroom 3

with door accessing rear decking area; carpet flooring and radiator

#### Bathroom

this newly refurbished space has a WC and wash basin set in modern range of vanity units and storage cupboards; large shower screen with marble panelling; heated towel rail and tiled floor

#### Attic Bedroom

with 'captain staircases' access for master bedroom and large 'Velux' window with stunning views over the bay

### EXTERNALLY

The property is accessed via steps to a front terrace area which enjoys fantastic views down Ralph Street towards the sea.

At the rear there are two patio areas, one over the kitchen with decking; accessible from the rear bedroom. There is a further patio area that then steps up to a covered patio that currently houses a hot tub (not included in the sale). This covered patio has light and power connections and accesses a large storage shed. This area was once a private garage and could easily be returned to private parking or a garage.

### SERVICES

All mains services

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D











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.

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

