



Tom Parry

9, Glyn Terrace, Borth Y Gest, LL49 9UD

£200,000

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Tom Parry & Co are delighted to offer for sale this much loved second home, nestled on the popular Glyn Terrace, Borth Y Gest. This quaint mid-terrace house offers a perfect blend of comfort and convenience, whilst maintaining much of the original character. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat by the coast.

The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The layout of the house is practical, ensuring that every corner is utilised effectively.

One of the standout features of this property is its enviable location. Just a short stroll from the picturesque promenade, residents can enjoy the stunning coastal views and the refreshing sea breeze. The low maintenance terraced garden at the rear is perfect for enjoying the sun shine. It also has the benefit of a higher section of lawned garden and a stone storage shed.

The property is currently used as a second home, but would offer a fantastic space for those seeking to live in the area also. Early viewing is recommended.

Our Ref: P1590

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

with window seat and tiled flooring

Living Room

with dual aspect windows; green slate fireplace with open fire and slate hearth; under stair storage; built in cupboards; room for table; modern electric radiator and carpet flooring

Kitchen

with a range of fitted wall and base units with worktop over; aspect over the garden; space for free standing appliances including oven and larder style fridge freezer; one and a half bowl stainless steel sink and drainer; quarry tiled floor; tiled splashbacks and door to rear covered storage area

Storage Area

with roof covering over and fitted shelving

FIRST FLOOR

Landing

with loft access

Bedroom 1

with new uPVC double glazed sliding sash windows enjoying distant views of the Bay; radiator and carpet flooring

Bedroom 2

with views over the garden; electric panel heater and carpet flooring

Bathroom

with panelled bath with shower over and glass screen; low level WC; pedestal wash basin with pedestal storage; corner storage cupboard and heated towel rail

EXTERNALLY

The property is accessed via a private gate onto a front terrace area with stone boundary wall.

At the rear there is a raised slate terrace garden, with stone storage shed. There is also a further raised garden at the rear, over a shared path.

SERVICES

Mains water, electricity and drainage.

MATERIAL INFORMATION

Tenure: Freehold - currently a second home

Council Tax: Band B.

No onward chain.







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.



Floor Plan Awaited

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