



FOR SALE BY PRIVATE TREATY

**Well-presented charming improved and extended detached Fisherman style Cottage with garden and private parking.**

**TROED-Y-RHIW  
BORTH SY24 5NR**



Located on raised grounds about 200m from the beach to a residential area close to a bus stop. The main area of the village is about ½ mile.

*Vendor Likes:*

Rear kitchen/bathroom extension  
Private sheltered garden

*Agent Likes:*

Quaint character  
Cosy atmosphere

**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS**

**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179**

**Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## Troed Y Rhiw, Borth, SY24 5NR

### ENTRANCE

The property is entered via white uPVC glass panel door into hallway.

### HALLWAY



**8' 7" x 3' 2" (2.62m x .99m)**

Doors leading off. Staircase to first floor. Wall mounted fuse box and wall mounted electric meter.

### LOUNGE



**15' 2" x 10' 4" (4.64m x 3.16m)**

Chimneybreast with inset log burner on slate hearth. Night storage heater. uPVC double glazed window to front elevation.

### OFFICE



**12' 1" x 6' 11" (3.69m x 2.11m)**

White uPVC double-glazed window to front elevation. White wooden glass-panelled door that opens into a very small convenient **PANTRY** style room

## KITCHEN



**12' 8" x 8' 7" (3.88m x 2.64m)**

A lovely bright and airy space having a vaulted ceiling. Cream coloured base units with wooden worktops, cream eye-level units. Single drainer stainless steel sink unit. Built in double oven and electric hob. Space and plumbing for washing machine. Wood effect vinyl floor. Two velux style ceiling windows and two windows overlooking rear garden.

## BATHROOM



**8' 8" x 8' 0" (2.66m x 2.44m)**

White 4 piece suite comprising bath, shower cubicle, pedestal wash hand basin & low flush WC: Heated towel rail. Double glazed rear window plus velux style ceiling window. Fitted airing cupboard with hot water cylinder.

## UTILITY AREA

**12' 0" x 3' 7" (3.66m x 1.10m)**

Double-glazed white uPVC window. White uPVC glass-panelled door to the garden. Wood effect vinyl floor. Designated space for white goods. Door to:-



### **BEDROOM 3**



**10' 11" x 6' 3" (3.34m x 1.93m)**  
Double-glazed white uPVC windows to both front & side elevations. Wall mounted electric storage heater.

### **FIRST FLOOR**

### **MASTER BEDROOM**



**16' 9" x 11' 1" (5.11m x 3.39m)**  
Double-glazed white uPVC window to front elevation. Velux style ceiling window. Access to loft Wall mounted night storage heater.

### **BEDROOM 2**



**16' 6" x 9' 11" (5.05m x 3.04m)**  
Double-glazed white uPVC window. Wall mounted night storage heater. Fitted cupboard.

## **OUTSIDE**

### **LEAN TO ATTACHED STORE ROOM**

Raised fore concrete area.

**6' 8" x 13' 6" (2.03m x 4.11m)**

Two uPVC double-glazed windows. Door to front. Electric light & power.



Gated side concrete apron path to rear.

Steps up to level lawn private enclosed garden with floral beds.

### **CHALET**



**10' x 6' 3" (3.05m x 1.91m)**

uPVC double-glazed door. Double glazed windows to front and side.

Private side hard-standing parking space access via Holiday Park

### **SERVICES**

Mains electric, water, drainage.  
Economy 7 heating.

### **COUNCIL TAX**

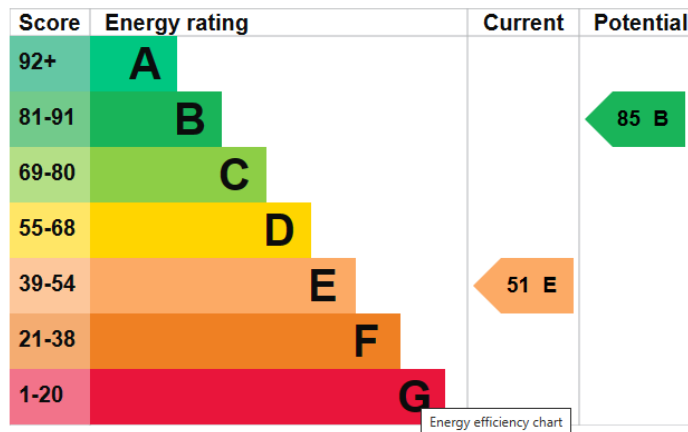
Band 'C'

**VIEWING**

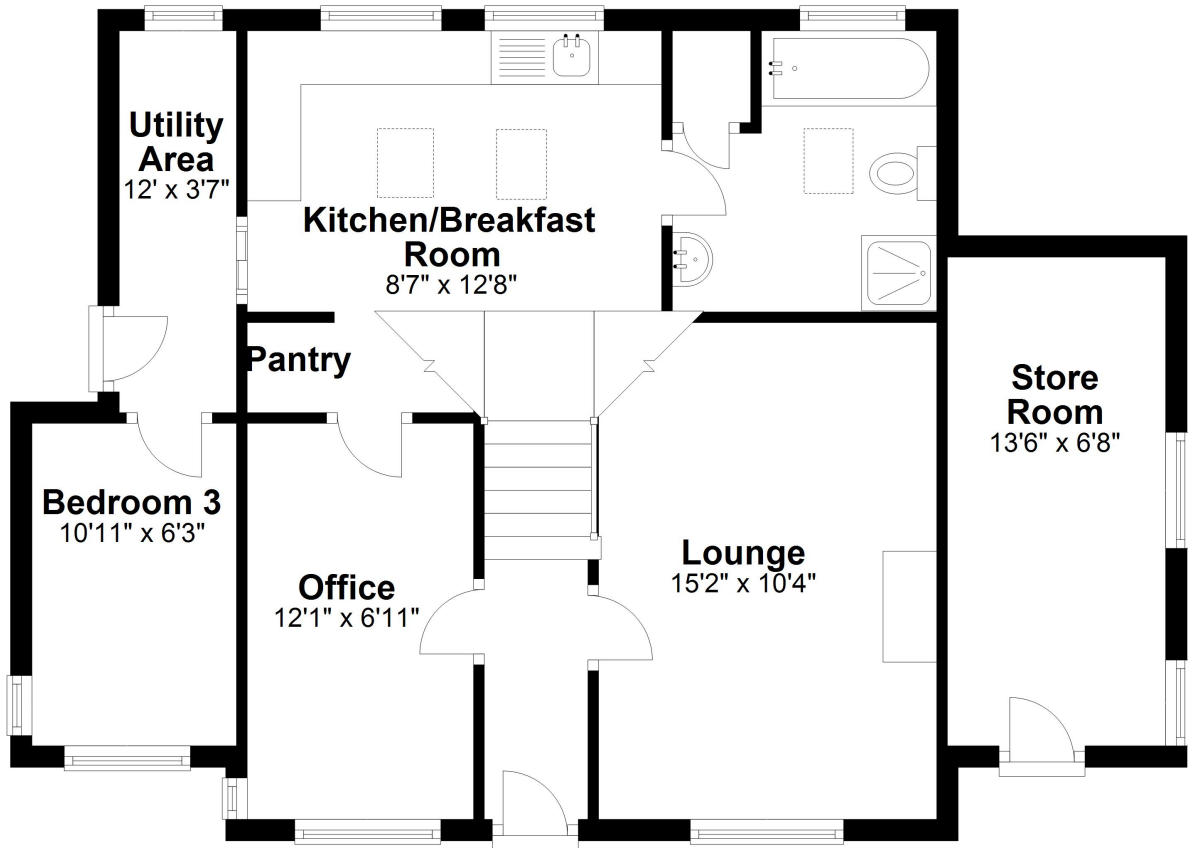
Via agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179  
24-hour answer phone

**PRICE:**

**£265,000**



## Ground Floor



## First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.