



FOR SALE BY PRIVATE TREATY

A detached property which combines the best of both worlds: a charming, traditional, cosy, stone-built cottage on the edge of the village, but with a modern, fully insulated, kitchen, bathroom and small downstairs bedroom, and a modernised main upstairs bedroom.

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



Located on raised grounds, about 200m from the beach and shops, with a nearby bus stop, and about 20-25 minutes' walk to the railway station. There is a glimpse of the sea from some of the rooms, and a view across the green to the front. The sea poses no threat to this elevated property, and it is also sheltered, by higher ground, from the predominant south-westerly winds. It includes a private, enclosed, back garden and a private, off-road, parking space

The present owner has lived happily in the property for over 25 years.

Vendor Likes:

Rear kitchen/bathroom extension
Private sheltered garden

Agent Likes:

Quaint character
Cosy atmosphere

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Troed Y Rhiw, Borth, SY24 5NR

ENTRANCE

The front hallway is entered via a white uPVC glass-panelled door..

HALLWAY



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

A small, bright, west-facing space with coat hooks. The staircase opposite the door leads to the first floor. Doors lead off to the lounge and the study. Wall-mounted fuse box and wall-mounted electric meter.

LOUNGE



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

A comfortable space which catches the afternoon sun. The natural light in the room is also enhanced by the bespoke glass-panelled door. Chimney breast with inset multi-fuel burner based on a slate hearth, ideal for winter evenings. (The chimney stack was rebuilt in 2021). 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 (west) elevation. Chimney breast with a now disused fireplace - the chimney having been demolished in 2021. A white wooden glass-panelled door open into a convenient **PANTRY** space with a small window facing the glass panel of the back door. Opposite the pantry is a small under stairs storage space.

KITCHEN



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

A lovely modern, bright, and airy space with a vaulted ceiling. Facing east, and with a garden view, the kitchen is perfect for breakfast and other meals. The glass-panelled door lets in sunlight from the west. Cream coloured base units with wooden worktops, cream eye-level units. Single drainer stainless steel sink unit with under-sink water heater. Built in double oven and electric hob. Space and plumbing for washing machine. Wood effect vinyl floor. Two velux ceiling windows and two windows overlooking rear garden.

BATHROOM



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

The bathroom was rebuilt in 2016, at the same time as the kitchen, and has a white 4-piece suite comprising bath, shower cubicle (with extractor fan), pedestal wash hand basin & low flush WC: Heated towel rail. Double-glazed rear window plus velux 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. A useful storage space with fitted shelving and also, at present, housing a tumble-dryer with extraction pipe. White uPVC glass-panelled door to the garden. Coat hooks. Wood effect vinyl floor. Door to:-

BEDROOM 3



10' 11" x 6' 3" (3.34m x 1.93m)

A small modern bedroom extension, with double-glazed white uPVC windows to both front & side elevations. A view towards Aberdyfi from the north-facing window. Wall mounted electric storage heater.

FIRST FLOOR

MASTER BEDROOM



16' 9" x 11' 1" (5.11m x 3.39m)

Two bedrooms were knocked into one in 2021 to create a good-sized bright master bedroom. A large link-bed is in the room at present, but it can be noted that at the far end of the room there is an alcove with lighting, designed to be above a double bed. Double-glazed white uPVC window to front elevation. The velux ceiling window make this a bright space during the day, and it has a blind to block out the light when required. Access to loft. Electric light in the loft. Wall mounted night storage

BEDROOM 2



16' 6" x 9' 11" (5.05m x 3.04m)

Formerly the master bedroom with a double-glazed white, west facing, uPVC window. Wall-mounted night storage heater. Fitted cupboard and fitted wardrobe. Second access to loft.

OUTSIDE

LEAN TO ATTACHED STORE ROOM



Raised fore concrete area, suitable for loading and unloading, but being on a junction, cars do not park in front of the house windows.

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

Gated side concrete apron path to rear. Steps up to level lawn. A private, enclosed garden with floral beds.

Corrugated plastic roofed fuel storage area (e.g. for coal or wood) behind the bathroom, and in the garden another small store, with a clear corrugated plastic roof. ideal for garden implements and kindling

CHALET



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

uPVC double-glazed door. Double glazed windows to front and side. Insulated walls and metal roof.

To the rear of the Chalet, private hard-standing parking space with gate and with right of access via Caravan 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

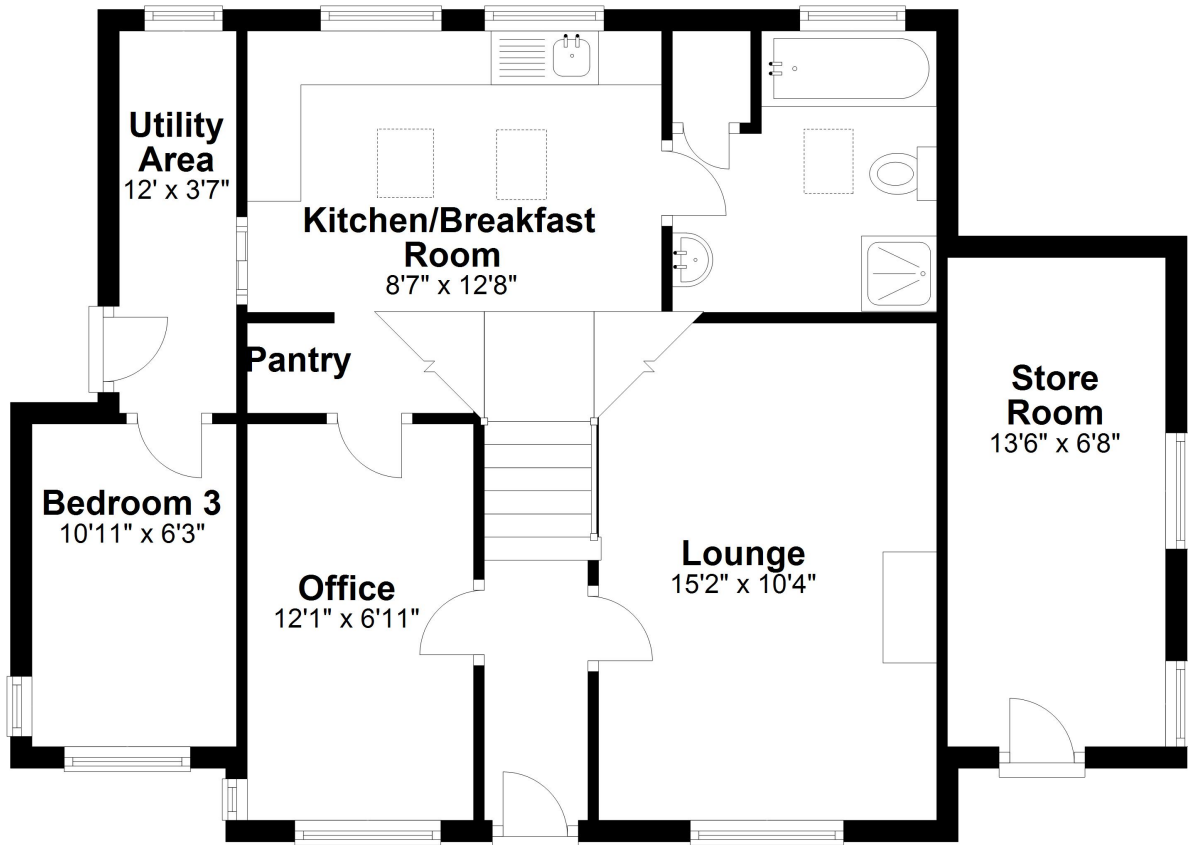
PRICE:

£249,995

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Energy efficiency chart

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.