



**FOR SALE BY PRIVATE TREATY**

**Stunning sea and beach aspect. Deceivingly spacious character cottage comprising 3 bedrooms: 2 Reception rooms: 2 Bathrooms: Loft room: Kitchen: Utility: Double garage: Level lawn rear garden.**

**SEABREAKER  
HIGH STREET  
BORTH SY24 5JP**



An end-cottage of just three fronting the raised promenade between the Railway Station and Golf Club. All local amenities at Borth are within walking distance to include Doctors Surgery, Shops, Public Houses and Primary School

The property which has been owned by the same family for very many years has in latter years been very successfully run as an Airbnb producing a significant return.

***Vendor likes***

Coastal views from first floor Observation lounge

Double garage

Level lawn garden

***Agent likes***

Character features

Income potential from AirBNB

Convenient location

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**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS (01970) 617179**

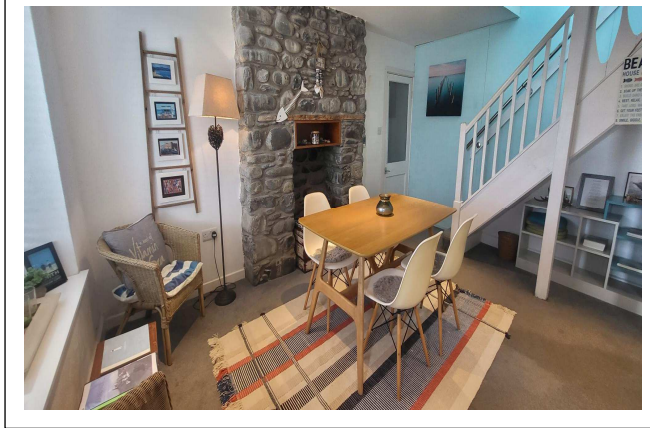
**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

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

## **SEABREAKER, HIGH STREET, BORTH**

### **GROUND FLOOR**

#### **RECEPTION/DINING ROOM**



**13' x 15' (3.96m x 4.57m)**

Approached via uPVC double-glazed door. Character features to include stone chimneybreast. Staircase rising to first floor. Electric panel radiator. Interconnecting doors off.

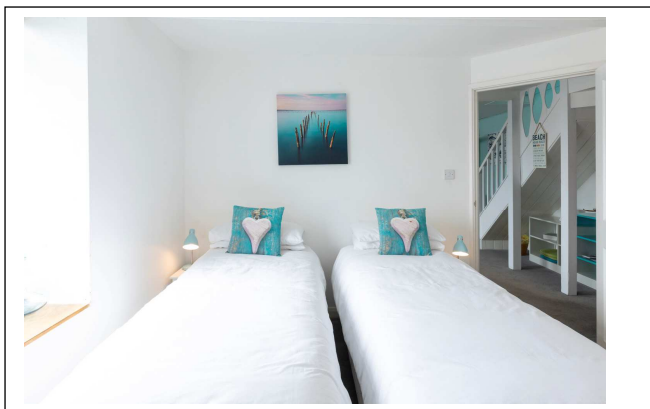
#### **KITCHEN/BREAKFAST ROOM:**



**18'3 x 7'2 (5.57m x 2.19m)**

Modern fitted base and wall units with white panelled doors and wood effect work top. White inset single drainer stainless steel sink unit. Inset 4-ring stainless steel ceramic electric hob with electric oven under, splash back. Space with plumbing for dishwasher. Fitted cupboard. Space for upright fridge/freezer. Electric panel radiator. Door to rear garden.

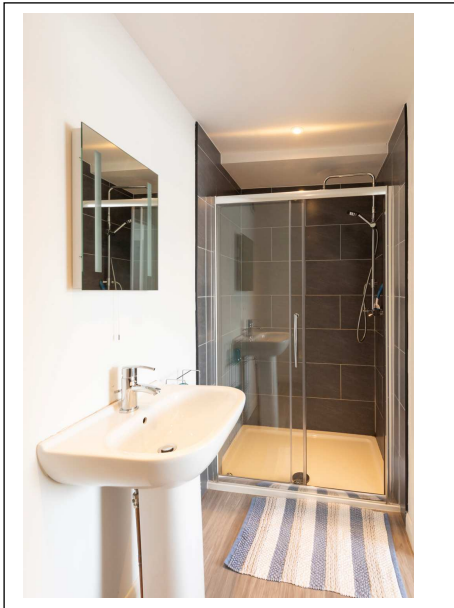
#### **BEDROOM 1:**



**10'9 x 10'6 (3.32m x 3.23m)**

Electric panel radiator.

**EN-SUITE**



**9'6 x 4' (2.92m x 1.21m)**

Large walk in tiled shower. Pedestal wash hand basin. Low flush WC: Heated chrome towel rail.

**REAR HALL:**

Electric panel radiator. Door to garage.

**UTILITY ROOM:**

**7'2 x 5'7 (2.18m x 1.70m)**

Plumbing for washing machine. Insulated hot water cylinder with dual electric immersion heater, open slatted shelving.

**SEPARATE TOILET:**

Low flush WC: Chrome heated towel rail.

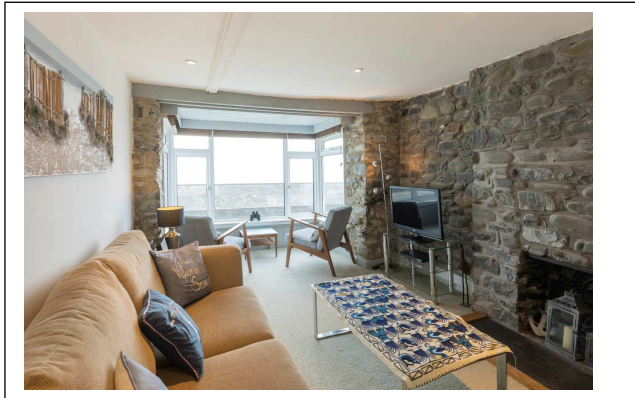
**BATHROOM:**



White suite comprising bath with shower over. Vanity wash hand basin. Chrome heated towel rail.

## **FIRST FLOOR**

### **OBSERVATION LOUNGE:**



**10'4 x 15'4 (3.15m x 4.67m)**

Stunning uninterrupted views over the promenade to the beach and coastline. Exposed stone chimneybreast wall. Electric panel radiator. Inset ceiling lighting.

### **BEDROOM 2:**



**12'3 x 8'4 (3.73m x 2.54m)**

Sea views. Fitted wardrobe. Electric panel radiator.

### **BEDROOM 3:**



**8'10 x 6'5 (2.69m x 1.96m)**

Inland views. Fitted wardrobe.

## **SECOND FLOOR**

### **ATTIC ROOM:**

Rear velux ceiling window. Pine tongue and groove sloping ceiling.

### **OUTSIDE**

Low level wall enclosed paved fore area. Side drive. Spacious rear level lawned garden with sun patio area.



### **GARAGE:**

**17' x 17'8 (5.18m x 5.38m)**

Electric remote roller door, side personal door, two windows to front.

### **SERVICES:**

Mains electric, water & drainage.

Electric heating

### **RATEABLE VALUE:**

£2,600 per annum

### **VIEWING**

**Via agent's office:-**

Jim Raw-Rees & Co.,

1 Chalybeate Street

Aberystwyth

Ceredigion SY23 1HS

(01970) 617179

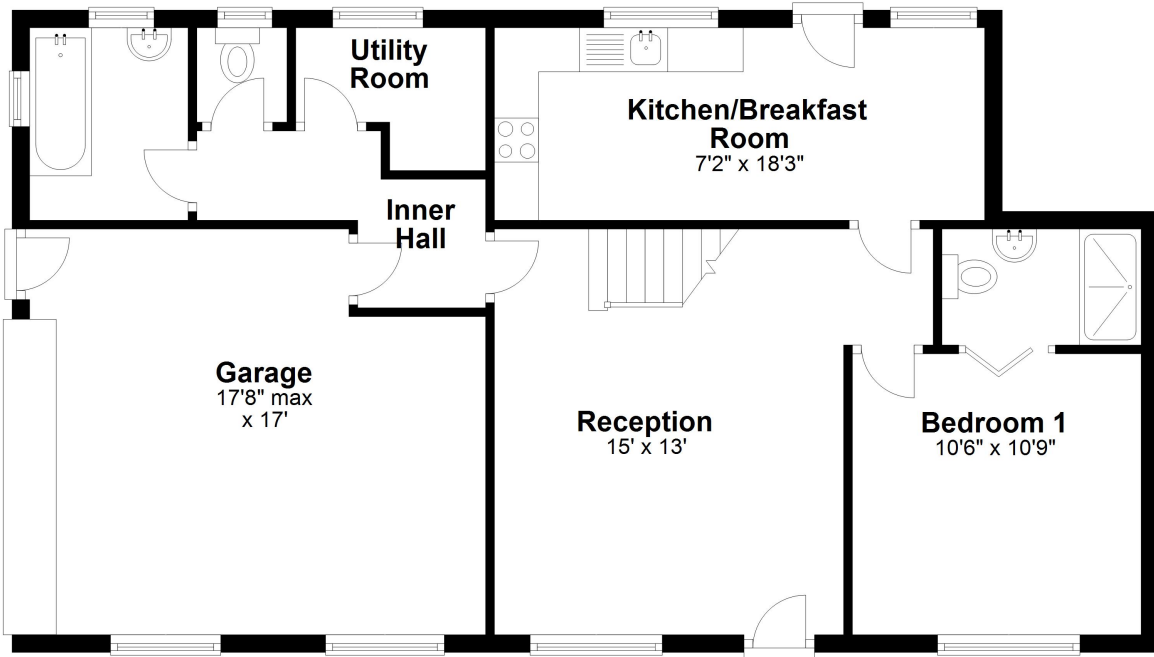
24-hour answer phone

### **PRICE:**

**£340,000**

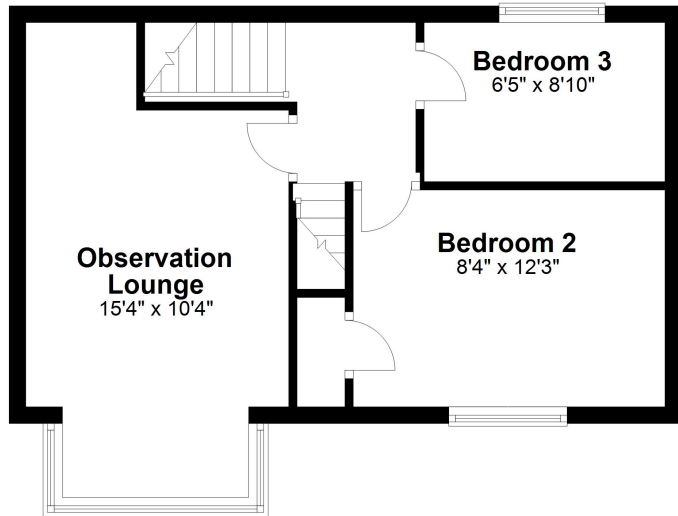


### Ground Floor



### 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.



### Second Floor

