

OF INTEREST TO CASH BUYERS ONLY

Traditional roomy seaside Bungalow overlooking the golf links set in very spacious level lawn garden. In need of renovation and improvement with potential for redevelopment subject to necessary local authority consents.

WIGWAM YNYSLAS SY24 5JX



Delightfully located within 100m of the sandy beach and overlooking the 6th hole to Borth & Ynyslas Golf course. To the rear extensive inland rural aspect with the backdrop of the Cambrian Mountains. The bungalow is of timber frame with shiplap boarded elevations under a slate roof.

<u>Vendor Likes:</u> Seaside location Both front & rear views <u>Agent Likes:</u> Potential for improvement Large garden

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Wigwam, Ynyslas, SY24 5JX

VERANDAH



DINING ROOM



SITTING ROOM



REAR HALL

8' x 16' (2.44m x 4.88m)

Overlooking hole 6 of Borth & Ynyslas golf course with the sand dunes beyond.

11' x 16' (3.35m x 4.88m)

Pine boarded floor which continues throughout the bungalow. Picture window. Corner brick fireplace. 9ft ceiling height throughout.

13' x 16' (3.96m x 4.88m) Double window aspect. Brick corner fireplace.

Door to rear morning sun patio

BREAKFAST ROOM



10' x 12' (3.05m x 3.66m)

Rear garden aspect with mountain range backdrop. Old fashioned solid fuel oven stove. Original room bell. Fitted cupboards.

KITCHEN



8' 10'' x 7' 6'' (2.69m x 2.29m) Single drainer stainless steel sink unit. Space for electric cooker. Plumbing for dishwasher. Double window aspect. Back door.

WALK IN LARDER

Wall shelving. Window.

BEDROOM 5



9' x 8' 10'' (2.74m x 2.69m)

BATHROOM



SEPARATE TOILET

5' 6'' x 8' 9'' (1.68m x 2.67m)

White 3 piece suite comprising cast iron bath with instant electric shower over. Wash hand basin. Low flush WC:

Low flush WC

13' x 11' 10'' (3.96m x 3.61m) Double window aspect. Wash hand basin.



BEDROOM 2 (front)



13' x 10' 10'' (3.96m x 3.3m) Double window aspect. Wash hand basin.

BEDROOM 1 (rear)

BEDROOM 3



13' 2'' x 9' (4.01m x 2.74m) Window. Wash hand basin.

Very large lawn garden to front, both sides and rear.

Two wide metal swing gates giving access to fore area.

DETACHED GARAGE

SERVICES.

COUNCIL TAX

20' x 18' (6.1m x 5.49m)

Mains electric & water. Private drainage

Band 'D'

9' 3'' x 8' (2.82m x 2.44m)

EER:

VIEWING

PRICE:

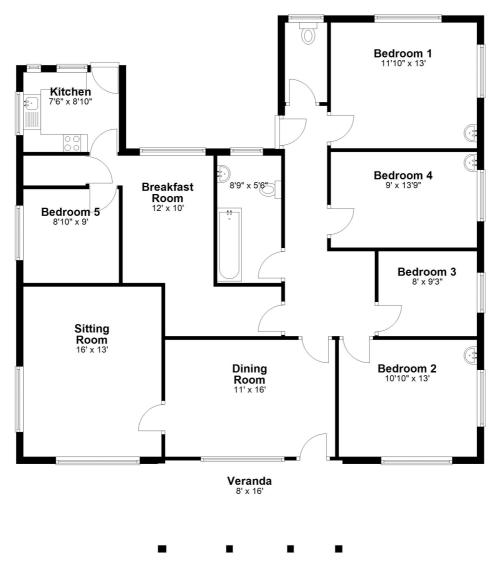
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£250,000 CASH BIDS ONLY







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.





