



FOR SALE BY PRIVATE TREATY

**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.

Vendor Likes:

Seaside location  
Both front & rear views

Agent Likes:

Potential for improvement  
Large garden

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## **Wigwam, Ynyslas, SY24 5JX**

### **VERANDAH**



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

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

### **DINING ROOM**



**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.

### **SITTING ROOM**



**13' x 16' (3.96m x 4.88m)**

Double window aspect. Brick corner fireplace.

### **REAR HALL**

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



**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:

## SEPARATE TOILET

Low flush WC

## BEDROOM 1 (rear)



**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 3**



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

### **BEDROOM 4**



**13' 2" x 9' (4.01m x 2.74m)**

Window. Wash hand basin.

### **OUTSIDE**

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

Two wide metal swing gates giving access to fore area.

### **DETACHED GARAGE**

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

### **SERVICES.**

Mains electric & water. Private drainage

### **COUNCIL TAX**

Band 'D'

**EER:**

1/G

**VIEWING**

Through agent's office:-  
Jim Raw-Rees & Co  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179

**PRICE:**

**£250,000 CASH BIDS ONLY**



### Ground 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.