

FOR SALE

Wigwam Ynyslas, Borth, SY24 5JX



FOR SALE

Auction Guide Price £150,000

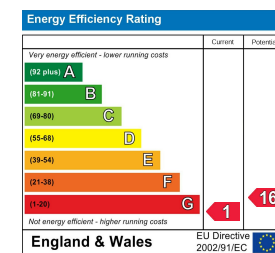
Wigwam Ynyslas, Borth, SY24 5JX

Guide Price £150,000 - £170,000 - Auction Friday 1st May 2026 at Halls Head Office, Battlefield, Shrewsbury, SY4 3DR. Only 100m from the beach with views over the Borth & Ynyslas Golf Course with the backdrop of the Cambrian Mountains. This detached timber framed bungalow sits in a plot of 0.44 Acres. The accommodation comprises of an entrance hall, dual aspect sitting room, dining room, kitchen/breakfast room, five bedrooms and bathroom. Externally, the property has gated access to the front with a detached garage.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

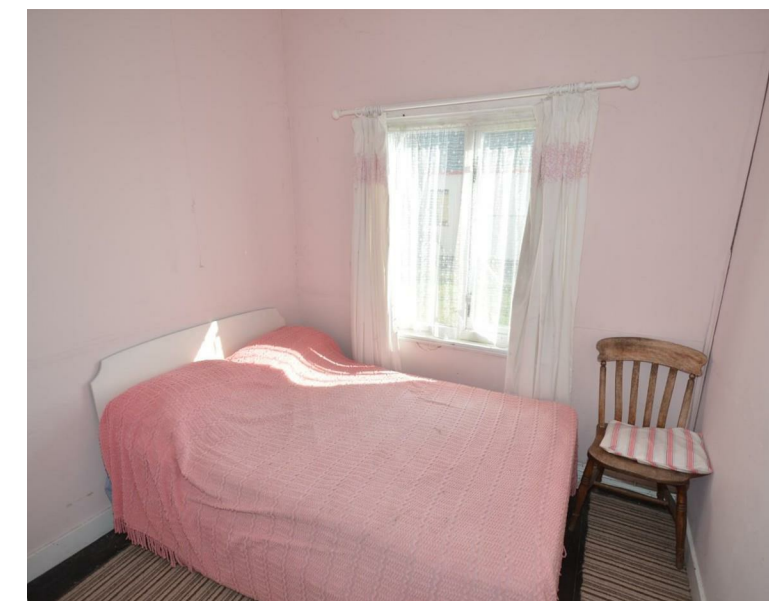
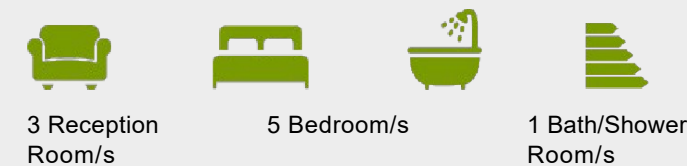


01938 555552

Welshpool Sales  
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- Guide price of £150,000–£170,000, to be sold at auction on Friday 1st May 2026 in Shrewsbury
- Located just 100m from the beach with views over Borth & Ynyslas Golf Course and the Cambrian Mountains
- Detached timber-framed bungalow set on a 0.44-acre plot
- Interior includes entrance hall, dual-aspect sitting room, dining room, and kitchen/breakfast room
- Offers five bedrooms and a bathroom
- Features gated front access and a detached garage

**Accommodation as follows:**

- Veranda**  
Overlooking hole 6 of Borth & Ynyslas golf course with the sand dunes beyond.
- Dining Room**  
Pine boarded floor which continues throughout the bungalow, picture window, corner brick fireplace.
- Sitting Room**  
Double window aspect and brick corner fireplace.
- Rear Hall**  
Door to rear morning sun patio.
- Breakfast Room**  
Rear garden aspect with mountain range backdrop, old fashioned solid fuel oven stove, original room bell, fitted cupboards.

**Kitchen**  
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 Five**

**Bathroom**  
White three piece suite comprising of cast iron bath with electric shower over, wash hand basin, low level W.C.

**W.C.**  
Low level W.C.

**Bedroom One**  
Double window aspect, wash hand basin.

**Bedroom Two**  
Double window aspect, wash hand basin.

**Bedroom Three**

**Bedroom Four**  
Window, wash hand basin.

**Externally**  
Very large lawned garden to front, both sides and rear and two wide metal swing gates giving access to fore area. Detached garage (20' x 18').

**Services**  
Mains electricity, mains water and private drainage are connected at the property. None of these services have been tested by Halls.

**Local Authority/Tax Band**  
Ceredigion County Council  
Aberaeron  
Ceredigion  
SA46 0PA  
01545 570881  
cllic@ceredigion.gov.uk  
The property is in band 'D'

**Directions**  
Postcode for the property is SY24 5JX

What3Words Reference is refuse.detect.stated

**Viewings**  
Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD

**Anti Money Laundering Checks**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**Websites**  
Please note all of our properties can be viewed on the following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)

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