

Ebb Tide ,
Borth Ceredigion SY24 5JP
Guide price £435,000

ALED ELLIS

For Sale by Private Treaty

Well located at this popular Coastal village a substantial multi-purpose 4 bedroomed property with off-road parking.

Ebb Tide
Borth
Ceredigion
SY24 5JP

Ebb Tide has been well looked after and provides for multi-purpose 4 bedroomed accommodation as highlighted on the floor plan. Part of the Ground Floor is suitable as an annexe and has been utilised for that purpose. The first-floor accommodation is open plan with a modern kitchen/ dining and living room areas which are well worthy of inspection providing access to the balcony which affords uninterrupted views of the village and Cardigan Bay.

The property is offered For Sale with the benefit of double glazing, recently installed air source central heating system, fully insulated external walls and 18 solar panels which provide a reasonable return.

The village is but 7 miles North of Aberystwyth and Borth has a good range of local amenities to include Doctors Surgery, General Stores, Primary School and Public Houses. There is a regular bus service and Railway Station from the village to Aberystwyth and Machynlleth to the North. Both the aforementioned towns have a good range of facilities to include Secondary Schools.

TENURE
Freehold

SERVICES
Mains electricity, water and drainage are connected.

COUNCIL TAX
Band D. Annexe - Band B.

VIEWING
Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

MONEY LAUNDERING REGUALTIONS
Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

LAND TRANSACTION TAX
The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at https://www.gov.wales/land-transaction-tax-calculator and/or seek advice from your solicitor or financial adviser.

Ebb Tide provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

GROUND FLOOR
Side half glazed entrance door to

RECEPTION HALLWAY
Radiator. Doors to

BEDROOM 1
12'1 x 13'3 (3.68m x 4.04m)



Bay window, radiator, vanity unit, laminated floor.

SITTING ROOM
13'2 x 13'2 (4.01m x 4.01m)



Bay window, radiator. Door to

UTILITY/ CONSERVATORY
7'4 x 12' (2.24m x 3.66m)



Single drainer stainless steel sink unit. Base units with appliance spaces. Eye level unit. Plumbing for automatic washing machine. Door to rear/side garden.

BEDROOM 2
11'1 x 12'8 max (3.38m x 3.86m max)



Window to side, vanity unit and radiator.

INNER HALLWAY
with stairs to first floor accommodation, radiator. Door to

SHOWEROOM
2'9 x 8'4 (0.84m x 2.54m)
comprising of WC, washbasin and shower, tiled walls, obscured window to side and radiator.





BEDROOM 3
13'2 x 9'4 (4.01m x 2.84m)



Laminated floor, radiator, window to side and vanity unit.

BATHROOM
5'6 x 5'4 (1.68m x 1.63m)



Bath with shower over and screen, WC and washbasin. Obscured window to side. Tiled walls. Linen cupboard.

LIVING ROOM
12'4 x 13'2 (3.76m x 4.01m)



Laminated floor, radiator, window to side, electric real flame effect fire.

KITCHEN/ UTILITY
12'3 x 11'8 (3.73m x 3.56m)

Single drainer stainless steel unit with mixer tap. Base units with appliance spaces. Plumbing for automatic washing machine. Feature fireplace, radiator, cupboard housing the air source hot water system. Window to rear. Door and window to side. Recess cupboard. Access to





BEDROOM 4
12'8 x 9'6 (3.86m x 2.90m)



Laminated floor, radiator, window to side and vanity unit.

FIRST FLOOR
Open plan accommodation to take advantage of the views.

KITCHEN/ DINING AREA
15'1 x 15'7 (4.60m x 4.75m)

Modern fitted base and eye level units with integrated NEFF double oven, fridge, freezer and dishwasher. 4 ring hob. Work island. Radiators. Window to side with panoramic views of the sea and mountains. Enamel 1 ½ bowl sink, extractor hood, ceiling lights. Door to



BATHROOM

11'2 x 9'6 max (3.40m x 2.90m max)







Part sloping headroom. Bath with shower and screen over. WC and washbasin. Velux window. Radiator. Useful under eaves storage.

LIVING ROOM

16' x 15'8 max (4.88m x 4.78m max)

Part sloping headroom. Double door access to balcony with superb sea views. Radiator.



BALCONY

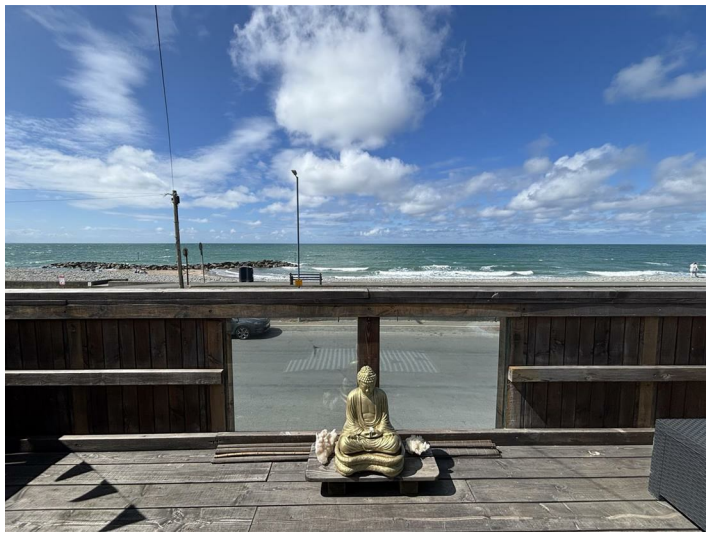
20' x 7'6 (6.10m x 2.29m)

Panoramic views of Cardigan Bay.













EXTERNALLY

Shared service land leading to vehicular hardstanding. 2 attached former garages (20’ x 17’3). Low maintenance garden areas to fore, rear and side. Garden shed.

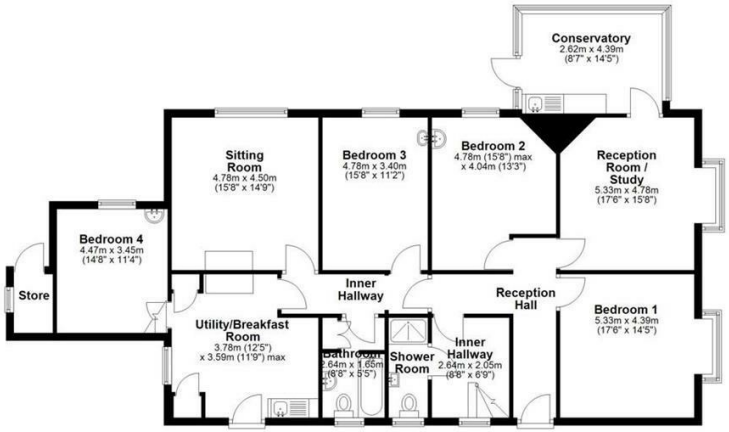
DIRECTIONS

(What3Words///nylon.shampoos.rankings)

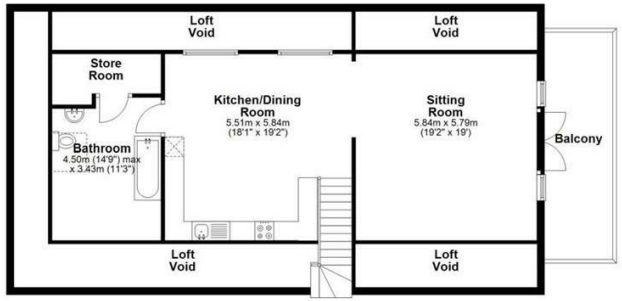
From Aberystwyth proceed North on the A487 trunk road to Bow Street. On the Northen Edge of

the village, turn left (Near Rhydypennau Inn) on to the B4353 and proceed to Borth. Process right down the high street towards Ynyslas and Ebb Tide is on your right-hand side a short distance further than the turning to the Railway Station which is also to the right.

Ground Floor



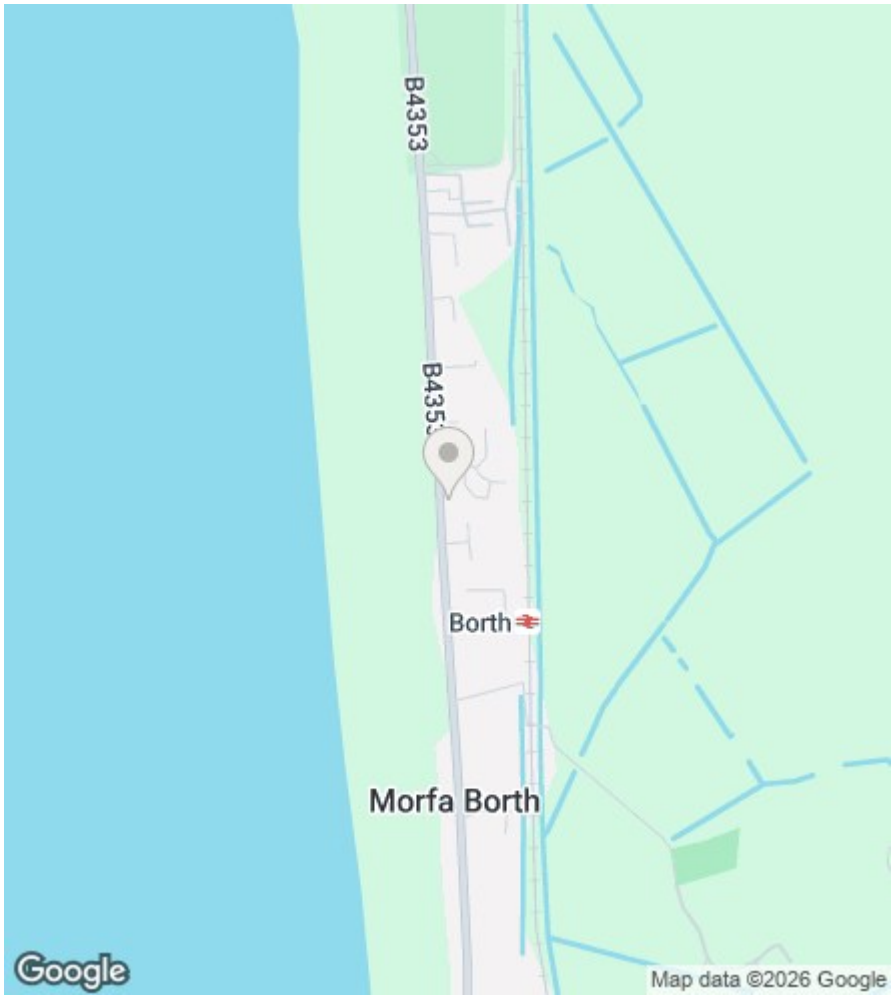
First Floor

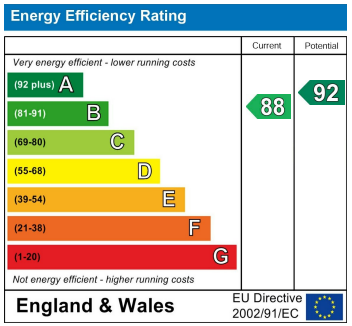


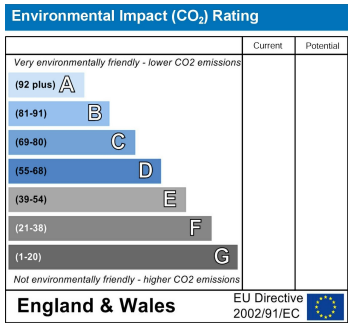
Total area: approx. 231.0 sq. metres (2486.2 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Ebb Tide, Borth







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