

Borth

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Viewing Arrangements
Strictly by appointment
through Alexanders

Arfryn

Asking Price £435,000

Stunning 4-Bed dorma bungalow with garage, garden, and breathtaking sea views in Borth.

Welcome to this 4-bedroom dorma bungalow nestled at the top of Borth, a charming coastal town. Boasting panoramic sea views that stretch out towards the village. The property is situated at the top of Borth, a sought-after location known for its natural beauty and proximity to the sea. Borth offers a tranquil coastal lifestyle while still providing easy access to essential amenities, including shops, restaurants, schools, and public transportation.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
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PROPERTY COMPRISES

Unless expressly stated, all rooms have a range of power points, double glazed windows and radiators. The property is heated via oil central heating. Property is council tax band E.

LIVING ROOM - 3.80m x 4.55m (12'6 x 14'11)

Large living space with walls of a neutral colour. Electric Parkray Fire installed. Brick feature around the electric fireplace. Large bay window over looking the side garden & apple tree.

KITCHEN - 3.10m x 3.80m (10'2 x 12'6)

Open kitchen space in a neutral colour. Square tiled lino in multi-pastel colours. Tricity Bendix electric oven. White kitchen cupboards & cabinets with wooden handles. Door to dining room. Windows overlooking the front.



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DINING ROOM - 3.10m x 3.11m (10'2 x 10'2)

Large dining room finished off in a pink and burgundy mix. Windows to the rear of the property and access to the porch and boiler room.

BATHROOM - 1.55m x 1.74m (5'1 x 5'8)

Full bathroom fitted in a green/grey colour. Pink walls and flowered tiles. Frosted windows looking out to the porch area.

BOILER ROOM - 1.38m x 1.75m (4'6 x 5'9)

Firebird Oil Boiler - Enviromax model installed - Sink attached and window looking out.

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BEDROOM ONE - 3.70m x 3.75m (12'2 x 12'4)

Rear of the property, this room is a large double with corner windows looking out to the garden. Neutral walls with a patterned carpet.

BEDROOM TWO - 2.75m x 2.75m (9' x 9')

Double bedroom rear to the property, with pink walls and patterned carpet.

BEDROOM THREE - 2.75m x 3.65m (9' x 12')

Double bedroom currently used as a reception, access leading to the porch area and outback access.

BEDROOM FOUR - 4.08m x 2.78m (13'4 x 9'1)

Located in the loft, via the stairs next to the kitchen. Windows on either side of the room with an en-suite attached.

En-Suite- 1.52m x 2.36m (5'7 x 7'9)

Shower, toilet and sink fitted with a slanted ceiling. Storage space to the rear of the bathroom.



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PORCH - 4.40m x 1.25m (14'5 x 4'1)

Access via the dining room and fourth bedroom. Entry to the rear yard.

OUTSIDE SPACE

Garage situated at the end of the drive with room for about 3 good sized vehicles. Large tree and flowers to the front of the property. Oil tank situated round the back of the property.



