

*Spacious 4 bedroom detached dwelling. Set in popular coastal development with distant sea views.
Borth. Near Aberystwyth. Cardigan Bay. West Wales.*



8 Clos Winifred, Borth, Ceredigion. SY24 5LE.

£335,000

R/4428/RD

** Spacious 4 bedroom detached property ** Side garage ** Modern standard of living accommodation ** Ideal family home **
2 bathrooms ** Private rear garden ** Distant views over Cardigan Bay ** Walking distance to village amenities ** Private cul-de-
sac development ** Well presented and maintained **

****A GREAT OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the coastal village of Borth along the Cardigan Bay coastline, some 10 minutes drive to the north of Aberystwyth. The village offers a good level of local amenities and services including village primary school, doctors surgery, mini supermarket, village shops, post office, an array of local cafes, bars and restaurants, beach front, cinema and easy walking distance to nearby and popular Ynys Las beach. The larger town of Aberystwyth is some 10 minutes drive to the south of the property with its secondary schools, 6th form college, university, regional hospital, Network Rail connections, large scale employment, retail and industrial site opportunities.



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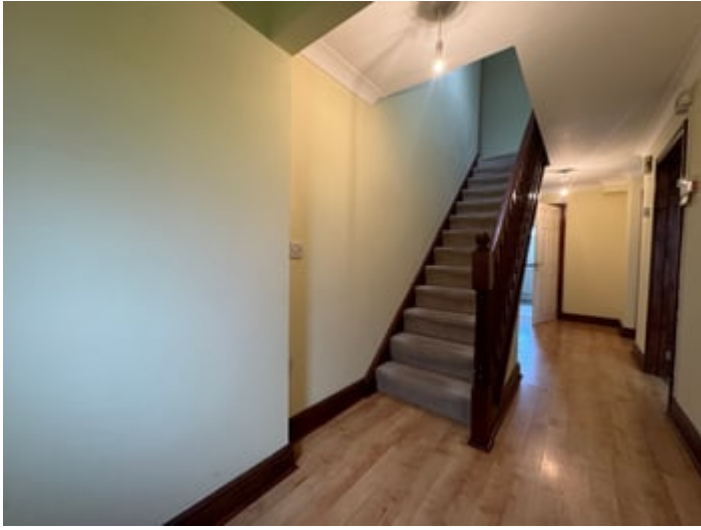


CARMARTHEN
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GROUND FLOOR

Entrance Hallway

21' 0" x 6' 0" (6.40m x 1.83m) accessed via glass panel uPVC door, laminate flooring, radiator, multiple sockets, airing cupboard.



Front Bedroom 1/Study



9' 8" x 11' 7" (2.95m x 3.53m) double bedroom, window to front, multiple sockets, radiator.

Bathroom



7' 4" x 6' 3" (2.24m x 1.91m) panelled bath with shower over, WC, single wash hand basin, radiator, tiled flooring, shaving point, side window.

Kitchen

9' 0" x 10' 6" (2.74m x 3.20m) with a range of white base and wall units, Formica worktop, 1½ stainless steel sink and drainer with mixer tap, rear window to garden, gas hobs with extractor over, washing machine connection point, double oven and grill, plumbing for dishwasher, breakfast bar seating area.



Utility Room



6' 4" x 6' 6" (1.93m x 1.98m) with a range of white base and wall units, stainless steel sink and drainer with mixer tap, combi-gas boiler, plumbing for washing machine.

Lounge



17' 2" x 11' 5" (5.23m x 3.48m) large family living room with feature timber fire surround with cast iron insert on slate hearth, window to front, multiple sockets, TV point, 6' opening into:

Dining Room



10' 1" x 9' 1" (3.07m x 2.77m) being open plan from the lounge area with rear patio doors to garden, multiple sockets, radiator.

FIRST FLOOR

Landing

With airing cupboard, radiator, Velux rooflight over.



Front Bedroom 2

9' 7" x 12' 0" (2.92m x 3.66m) double bedroom, 2 x Velux rooflights over, 2 x radiator, multiple sockets.



Bathroom



8' 6" x 7' 5" (2.59m x 2.26m) enclosed corner shower, WC, single wash hand basin, radiator, tiled flooring, Velux rooflight over.

Bedroom 3

9' 9" x 11' 4" (2.97m x 3.45m) double bedroom, window to front, multiple sockets, radiator.



Bedroom 4



10' 0" x 10' 4" (3.05m x 3.15m) double bedroom with Velux rooflights to front and rear with distant views over the coast, multiple sockets, radiator, TV point.

EXTERNALLY

To Front



The property is approached from the adjoining estate road onto a tarmacadam driveway with space for 2 vehicles to park, large front lawned forecourt with access also to:

Garage

17' 9" x 8' 8" (5.41m x 2.64m) with steel up and over door, rear pedestrian door and windows to garden, concrete base, multiple sockets.



Rear Garden Area





Enclosed rear garden area with 6' panelling fence to all sides, extending patio and gravel area from the dining room and utility area stepping down into a lawned garden area predominantly laid to lawn with side footpaths to the front. The patio area allows excellent views over the Cardigan Bay coastline.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate

examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

NOTE

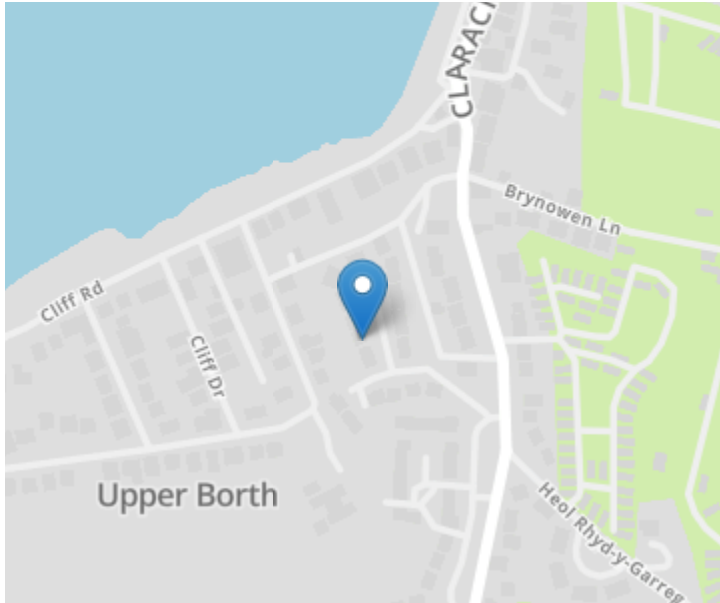
Please note that in accordance with our clients charitable status (registered charity number 1142813) the property may remain on the market until exchanged contracts, our clients reserve the right to consider any other offer which is forthcoming. This property will be sold subject to our clients standard covenants, further details of which are available on request.

Services

We are advised that the property benefits from mains water, electricity and drainage. Gas central heating.

Council tax band E.

Tenure - Freehold.



Directions

From Borth village centre at the roundabout with the post office and NISA village shop travel onto the B4572 Clarach road heading south along the beach front. Continue up the hill on the Clarach road passing Borth Community Hub on your left hand side and after a further 100 yards there is a turning onto Heol Aberwennol and then an immediate turning onto Clos Winifred. Please turn onto Clos Winifred bearing right within the estate and number 8 is the 2nd property on the left hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

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