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RICS



Since 1989

Attractive and spacious 5 Bedroom family home. Near Borth/Llandre/Aberystwyth - West Wales.



Glangro, Dol Y Bont, Borth, Ceredigion. SY24 5LX.

Ref R/2971/RD

£540,000

**** Attractive 5 Bedroom (3 Bath) family home ** Spacious living accommodation ** Private courtyard parking with detached Garage ** Mature, well maintained private gardens ** Central village location ** ½ mile to Borth and Cardigan Bay coastline ** Substantial Bedroom accommodation ** A well thought out and planned layout, finished to the highest order ****

A warm and inviting property set close to the Cardigan Bay coastline which must be viewed to be appreciated.

The property is situated within the hamlet of Dol y Bont being some ½ mile from the coastal village of Borth with its excellent range of local facilities including village shop, primary school, train station, excellent public transport connectivity and it's sandy beaches with access to the All Wales Coastal Path. The strategic town of Aberystwyth is some 10 minutes drive from the property with its wider range of local and national retailers, cafes, bars, restaurants, rail connections, regional Hospital and University, Welsh Government and Local Authority offices, 6th form college and comprehensive school and excellent leisure facilities.

GENERAL

A substantial well built and high spec 5 Bed family home. The property offers 2 separate Bathrooms and En-suite facilities.

No expense has been spared in finishing this house to the highest order including custom made oak kitchen with granite worktops, travertine floor tiles, under-floor heating, character features throughout.

Externally - The property is set within a walled courtyard finished with brick pavements with side private garage leading to a rear and side lawned area creating a wonderful private setting for this attractive property.

Reception/Hallway

19' 1" x 17' 0" (5.82m x 5.18m) being 'L' shaped and accessed via composite door with fanlight over, travertine tiled flooring, side window. Access to Loft.



Lounge

15' 0" x 15' 9" (4.57m x 4.80m) with feature brick inglenook fireplace with oak mantle and slate hearth with gas fire, multiple sockets, TV point, exposed beams to ceiling.



Ground Floor Bathroom



9' 2" x 9' 10" (2.79m x 3.00m) with 5' shower unit with side glass panel and waterfall head, heated towel rail, WC, single wash hand basin, tiled flooring and walls, spotlights to ceiling.

Kitchen/Dining Room



16' 9" x 26' 1" (5.11m x 7.95m) accessed from the main Hallway with feature custom made oak high quality kitchen with granite worktop, tiled splashback, stainless steel sink and mixer tap with granite drainer to side, Range Master cooking range with Induction hobs with extractor over, fitted Neff microwave, Range Master wine fridge, Franke instant hot water tap, fitted fridge/freezer, exposed beams to ceiling, rear window to garden, travertine tiled flooring, Dining area with space for 8+ persons dining table, travertine tiled floor, 7'9" sliding patio door to garden, wall lights, open plan into:

Snug

11' 6" x 17' 3" (3.51m x 5.26m) Dual aspect window to front and side overlooking garden, travertine tiled flooring, tv point, multiple sockets, wall lights.



Utility Room

Custom made oak base units, granite worktop, stainless steel sink and drainer with mixer tap, side window, door to rear garden, fitted cupboard, washing machine connection point, housing oil Warmflow central heating boiler.



FIRST FLOOR

Landing

Being 'L' shaped with windows overlooking side and front gardens, 2 x radiator, Airing cupboard.





Bedroom 1 (currently used as an office)

11' 10" x 8' 6" (3.61m x 2.59m) Double bedroom with side window, radiator, multiple sockets, wood effect vinyl flooring.

Rear Bedroom 2



11' 7" x 11' 5" (3.53m x 3.48m) Double bedroom, window to rear overlooking garden and with countryside views, multiple sockets, radiator, TV point.

Master Bedroom

17' 6" x 24' 10" (5.33m x 7.57m) A substantial and luxurious double bedroom suite, dual aspect windows to front and side and front patio doors leading to first floor balcony area enjoying views over the garden and over the countryside towards the coast, multiple sockets, TV point, radiator (please note furniture is available subject to negotiation).



En-suite



6' 5" x 6' 10" (1.96m x 2.08m) Luxurious En-suite facility with corner shower with waterfall head, WC, single wash hand basin, tiled flooring and walls, spotlights to ceiling.

Bedroom 4



19' 0" x 12' 11" (5.79m x 3.94m) Double bedroom, 2 x side window, 2 x radiator, multiple sockets, TV point.

Bathroom

11' 2" x 7' 2" (3.40m x 2.18m) White bathroom suite including panelled corner bath, WC, single wash hand basin, wood effect vinyl flooring, side window, fully tiled walls, radiator.



Bedroom 5

8' 0" x 15' 0" (2.44m x 4.57m) Double bedroom with fitted wardrobes, multiple sockets, radiator, side window enjoying views over the garden and countryside.



EXTERNALLY

To the front



To Rear

The property is approached from the adjoining county road into a gated private forecourt being finished with brick paviour and tarmac with mature planting to boundaries and attractive side stone wall leading along the boundary of the property.

The forecourt offers ample space for parking for 4+ vehicles and leads into a:

Detached Garage

18' 10" x 22' 4" (5.74m x 6.81m) Block construction and brick and rendered finish with concrete floor, electric roller shutter door, side pedestrian door and storage with Loft above.





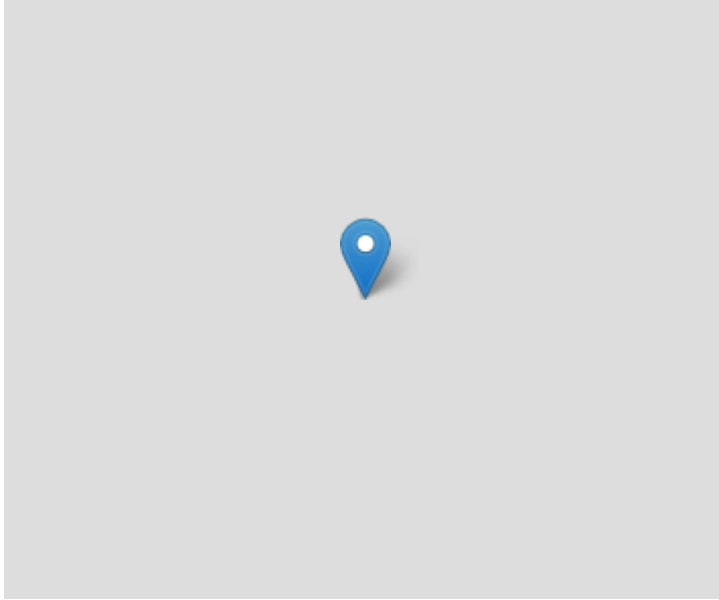
Side brick paviour footpath leading through to rear garden being predominantly laid to lawn with extended patio area provide ample entertainment space, outside furniture and BBQ space being extremely well maintained and thought of by the current Vendors.
A fantastic setting for this property.

Services


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

Directions

From Aberystwyth head north along the A487 travelling through the village of Bow Street and on exiting the village take the left hand exit signposted Borth / Llandre B4353 (opposite the Rhydpennau public house). Continue through the village of Llandre and after approximately 1 mile you will travel underneath a railway bridge bearing right down to Doly Bont, proceed over the bridge and the property is the 1st on the left hand side as soon as you come off the bridge.

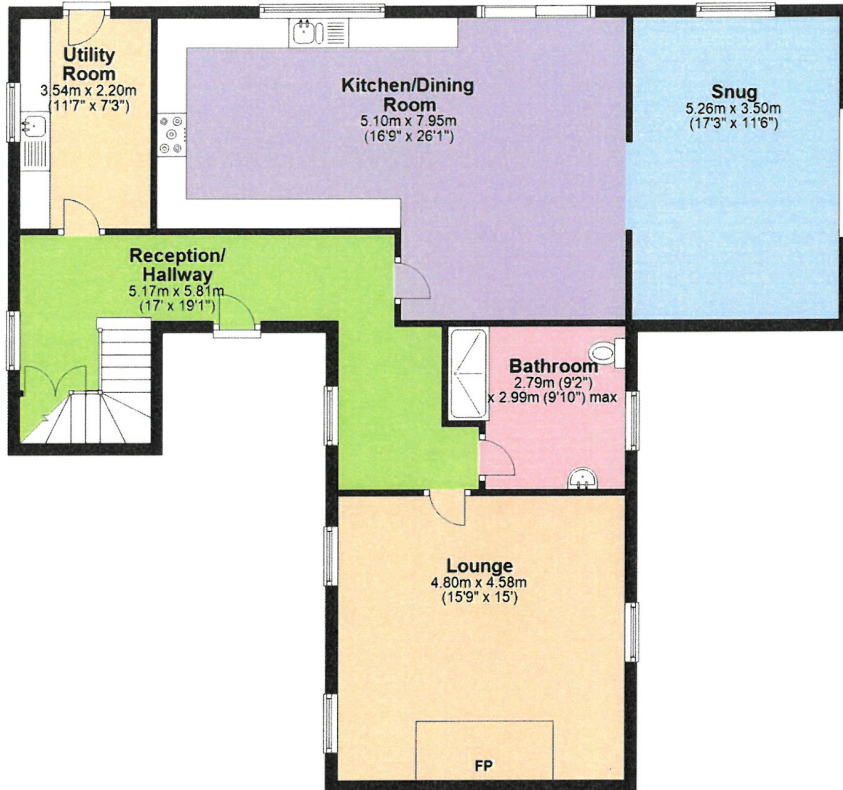


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

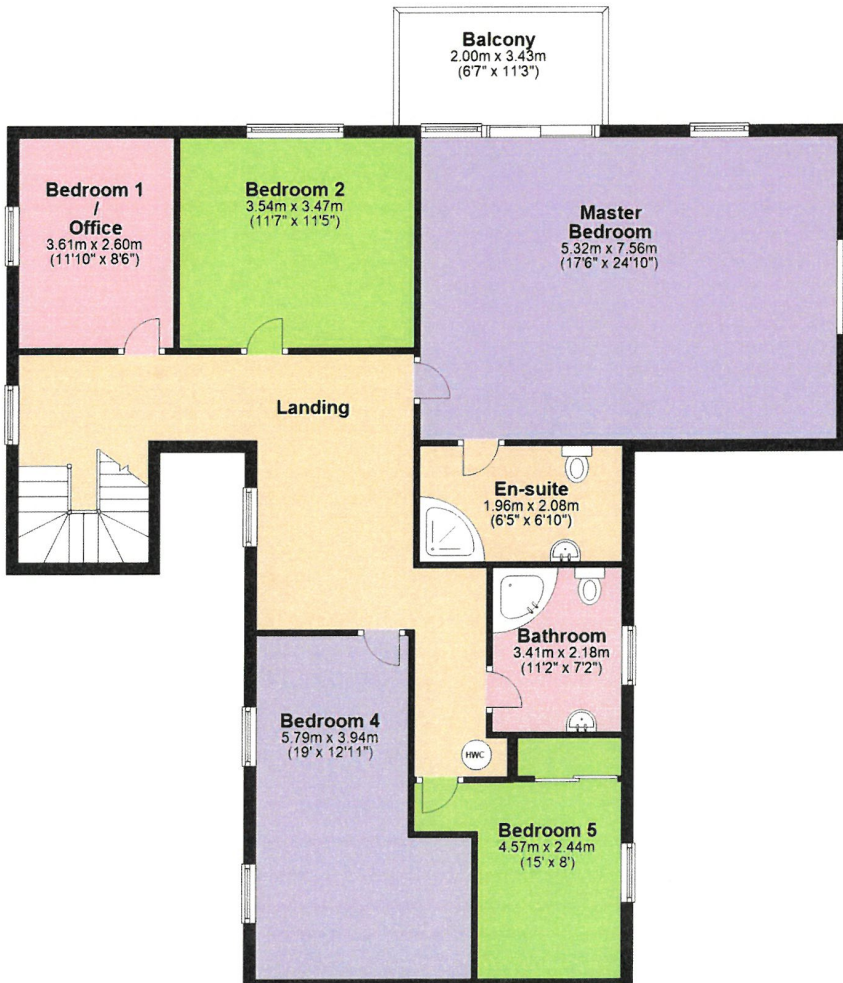
Ground Floor

Approx. 113.0 sq. metres (1216.7 sq. feet)



First Floor

Approx. 129.7 sq. metres (1395.8 sq. feet)



Total area: approx. 242.7 sq. metres (2612.5 sq. feet)

The Floor plans are for guidance only
Plan produced using PlanUp.