

A wonderful home and business opportunity. Modern 4/5 bed dwelling with x 2 self contained cottages, planning for more and useful outbuildings. Borth. Near Aberystwyth. Cardigan Bay. West Wales.



Felinwern, Glanwern, Borth, Ceredigion. SY24 5LU.

£775,000

R/4494/RD

**** A wonderful mixed use residential and commercial offering ** Modern 4/5 bed family dwelling ** 2 highly successful self-contained cottages ** Set within large commodious plot ** Short walking distance to Borth and Cardigan Bay coastline ** Near to Ynyslas and sandy beaches ** 15 minutes drive to Aberystwyth town centre ** Planning permission to concert further outbuildings to holiday let cottages ** Consistently in excess of £60,000 per annum ** WELL PRESENTED AND MAINTAINED COASTAL PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED ****

The property is situated on the fringes of the coastal village of Borth along the Cardigan Bay coastline. The village offers a good level of local amenities and services including primary school, mini-supermarket, local cafes, bars, restaurants, sandy beaches, attractive seafront and connecting through to nearby Ynyslas. The larger town of Aberystwyth is some 15 minutes drive from the property offering a wider range of amenities and services including secondary schools, 6th form college, university, regional hospital, Network Rail connections, retails parks, supermarkets, industrial sites and large scale employment opportunities. The property lies within easy travelling distance to the Cambrian Mountains as well as Snowdonia National Park and offers year-round tourism accommodation in this popular coastal belt.



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GENERAL

The property comprises of a modern 4/5 bed detached family home overlooking large commodious grounds with side orchards and extended garden areas. To the rear of the property are x2 converted holiday cottages which are popular with new and return visitors, generating incomes in excess of £60,000 (combined).

These cottages have been finished to the highest order with excellent reviews online and are let via Sykes Holiday Cottages <https://www.sykescottages.co.uk/cottage/Mid-Wales-Cardigan-Bay-Borth/Y-Felin-Celyn-937246.html>.

In addition, planning permission exists for the conversion of the remaining outbuildings into holiday let accommodation and drawings are available on request.

Trading accounts are available for the business are available for those who first visit the property and have a bona fide interest.

ACCOMMODATION



Accessed via double glazed uPVC door to front elevation with side window allowing excellent natural light.

Sitting Room

13' 8" x 17' 0" (4.17m x 5.18m) Feature corner fireplace with

brick hearth featuring multi stove within this large family living space, double glazed uPVC window to front elevation, further double glazed uPVC window to side elevation (overlooking conservatory) TV point, double panelled radiator, oak flooring, multiple sockets.



Kitchen



16' 2" x 17' 0" (4.93m x 5.18m) Double glazed uPVC window to rear elevation, double glazed uPVC window to side elevation, extensive range of base and eye level units with contemporary fitted work tops single bowl, single drainer ceramic sink unit, integrated dishwasher, fitted electric twin oven and grill in stainless steel, fitted eye level microwave oven, surface mounted five ring gas hob in stainless steel with matching extractor canopy over, central island and breakfast bar having butcher block counter, slate tiles to floor, double panelled radiator, ceiling recessed down lights, range of power points in brushed stainless steel, tiled splashback, space for 8+ persons dining table, radiator, space for freestanding fridge/freezer.

Pair of french doors to:

Conservatory



18' 0" x 8' 9" (5.49m x 2.67m) Double glazed uPVC windows to three elevations, feature fireplace with light oak mantle and surround with tiled hearth, range of power points, overlooking garden.

Utility Room

10' 3" x 5' 2" (3.12m x 1.57m) double glazed uPVC window to rear elevation, double glazed uPVC casement door to rear

elevation, fitted work top with sink, power points, slate tiled floor, housing oil boiler, washing machine connection.

Cloakroom

Suite comprising low flush wc and wash hand basin, slate tiles to floor

Front Bedroom 1



11' 3" x 11' 5" (3.43m x 3.48m) Double glazed uPVC window to front elevation, power points, double panelled radiator, door to walk-in store closet.

Rear Bedroom 2



8' 3" x 15' 0" (2.51m x 4.57m) double bedroom, double glazed PVCu window to rear patio area, power points, double panelled radiator

Shower Room



Recently refurbished to provide a modern bathroom suite with opaque double glazed uPVC window to side elevation, suite comprising, wc with concealed flush, sunken wash hand basin into vanity unit and 5' walk-in shower enclosure housing chrome mixer shower, heated towel rail, ceramic tiles to floor and ceramic wall tiles to water sensitive areas, ceiling recessed down lights

FIRST FLOOR

Landing

Stairs rise from hallway. Airing cupboard, range of fitted closets, power points. Doors off to:

Bedroom 3

18' 8" x 14' 6" (5.69m x 4.42m) double bedroom, partially vaulted ceilings, double glazed 'Velux' windows to front and rear elevations, oak flooring, double glazed uPVC window to side elevation, power points, two double panelled radiators. Door to



En-Suite



Partially vaulted ceiling, range of base level cupboards with counter top over featuring sunken wash hand basin, oak flooring.

Front Bedroom 4

7' 3" x 12' 9" (2.21m x 3.89m) double bedroom currently used as a single bedroom, recently re-carpetted, vaulted ceiling, two double glazed 'Velux' windows, double panelled radiator, power points



Bedroom 5



14' 7" x 7' 7" (4.45m x 2.31m) double bedroom, partially vaulted ceilings, double glazed `Velux` windows to front and rear elevations, double panelled radiator, power points.

EXTERNALLY

The Grounds

The property is approached via tarmacadamed driveway leading from the adjoining county road to a to the front of the main residence and large tarmacadamed parking area with space for 3+ vehicles to park providing access to the adjoining small paddock and orchard area with lawned garden laid below the house and the conservatory area.







To the Side -



To the side of the main residence is a lawned garden area which wraps around the property with footpaths leading through to the rear extended patio area benefitting from a large pergola style shelter.

Stables



Steps then descend to large gravelled courtyard having two berth stable block (with plans drawn and consent for further letting unit).

Steel Clad Workshop

Beyond here is a large steel clad work shop (44'8 max x 38'7 max) - (having consent for conversion into two further letting units) - with access to integral wash room and adjoining laundry room (9'8 x 6'10) having power and plumbing.



MOANA



Having gravelled enclosed courtyard and decked terrace including covered hot tub section.

The Accommodation

Entered via pair of uPVC double glazed doors with double glazed uPVC sidelights to:

Open Plan Living and Kitchen

19' 8" x 21' 2" (5.99m x 6.45m) double glazed uPVCu windows to front and side elevations, light oak flooring,

bricked hearth featuring log burning stove, double panelled radiator, power points, TV point, ceiling recessed down lights. Kitchen Area has range of base and eye level units with fitted work tops, slot-in electric fan assisted oven, four ring halogen hob with stainless steel extractor canopy over, stainless steel sink and drainer, space and plumbing for washing machine, range of power points and stainless steel
Doors off to:-



Shower Room



Suite comprising economy flush wc, wash hand basin and shower enclosure with glazed screen having chrome mixer shower unit. Ceramic tiles to floor.

Bedroom 2



10' 3" x 8' 0" (3.12m x 2.44m) double glazed uPVC window to rear elevation, light oak flooring, power points, double panelled radiator.

Bedroom 1



11' 10" x 10' 3" (3.61m x 3.12m) Double glazed uPVC windows to side and rear elevation, light oak flooring, power points, double panelled radiator.

CELYN



The property is entered via uPVC double glazed door to:

Open Plan Living and Kitchen



19' 8" x 21' 2" (5.99m x 6.45m) (max) double glazed uPVC windows to front and side elevations, light oak flooring, bricked hearth featuring log burning stove, double panelled radiator, power points, TV point, ceiling recessed down lights. Kitchen Area has range of base and eye level units with fitted work tops, slot-in electric fan assisted oven, four ring halogen hob with stainless steel extractor canopy over, stainless steel sink and drainer, range of power points and stainless steel. Doors off to:-

Shower Room



Suite comprising economy flush wc, wash hand basin and shower enclosure with glazed screen having chrome mixer shower unit. Ceramic tiles to floor.

Bedroom 2



10' 3" x 8' 0" (3.12m x 2.44m) double glazed uPVC window to rear elevation, light oak flooring, power points, double panelled radiator.

Bedroom 1

11' 0" x 12' 3" (3.35m x 3.73m) double glazed uPVC windows to side and rear elevation, light oak flooring, power points, double panelled radiator.



EXTERNALLY

Gravelled enclosure and decked terrace. Access to hot tub suite (18'7 x 14'5)

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

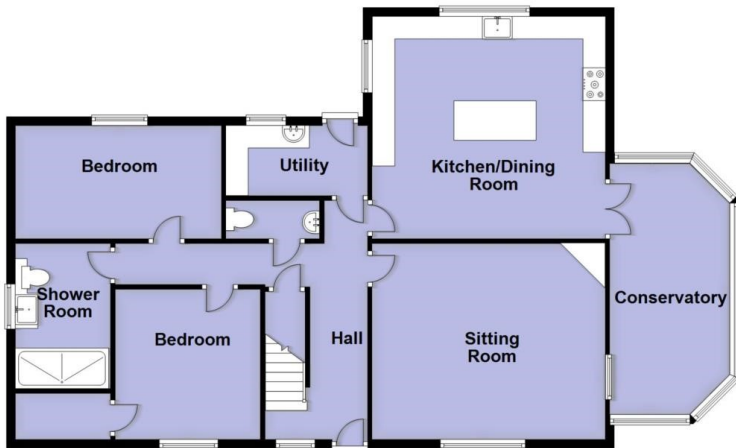
Services

Mains electric and water. Private drainage. Oil fired central heating.

Tenure - Freehold. Council Tax Band - E

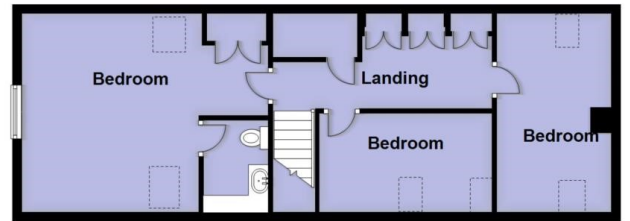
Ground Floor

Approx. 235.6 sq. metres (2535.7 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.8 sq. feet)



Total area: approx. 293.6 sq. metres (3160.5 sq. feet)

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (57)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

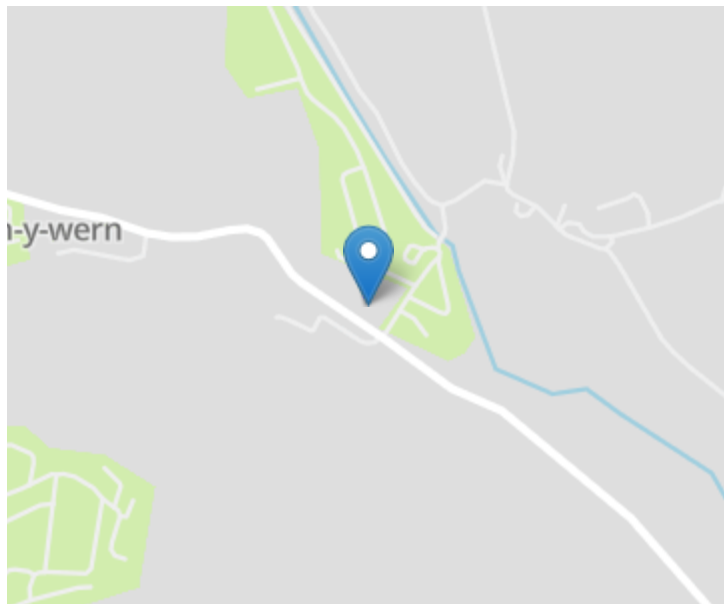
The existence of any public or private right of way? No

Mobile Signal

4G data and voice

Existing Planning Permission


Title: Conversion of a redundant storage shed into self-catering holiday accommodation., Submitted Date: 16/02/2021 00:00:00, Ref No: A210197, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A
Title: Minor amendment to planning application A140872 - (Floor level and design), Submitted Date: , Ref No: A160698, Decision: APPROVED, Decision Date: N/A
Title: Conversion and change of use of 2 No. agricultural units into 2 No. holiday accommodation and siting of shipping container to be used for food preparation in conjunction with adjoining kitchen for the preparation and cooking of pies., Submitted Date: , Ref No: A140872, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A
Title: Change of use from stable/store to B2 light industrial (kitchen for the preparation and cooking of pies), Submitted Date: , Ref No: A130116, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A



Directions

From Borth village centre at the post office mini roundabout head east on the B4353 road signposted Bow Street and Aberystwyth and proceed for approximately ½ mile exiting the village under the railway pass and Felinwern is the next property on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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