



**Swn Y Don High Street,
Borth SY24 5LH**
Guide price £440,000



A superb opportunity to acquire a beautifully presented 4/5 bedroomed semi detached house with spacious rear garden, garage and private driveway in the heart of the village with outstanding sea views!

The popular coastal resort of Borth is situated some 7 miles or so due north of the university and market town of Aberystwyth. In addition to the bus service there is also a railway terminus at the village with direct access to Birmingham International Airport. Local amenities include village stores, primary school and public house in addition to the Borth and Ynyslas Golf club, a GP Health Centre, restaurants, cafes and a cinema.

Swn Y Don is a prime coastal property and a substantial family home which benefits from being just steps away from the beach. This gorgeous house is well worthy of inspection having been updated and maintained by our clients, no doubt prospective purchasers will be blown away by the interior & exterior of the property. The well laid out accommodation is highlighted on the floorplan. (floorplan to follow)

TENURE
Freehold.

SERVICES
Mains electric, water and drainage.
Oil fired centrally heated with Worcester Combi boiler and recently upgraded oil tank.
Under floor heating throughout kitchen/dining are. Fully double glazed.

COUNCIL TAX BAND
Council Tax Band E.

VIEWING
Strictly by appointment only with the sole selling agents; Aled Ellis & co, 16 Terrace rd, Aberystwyth. 01970626160 or sales@aledellis.com

Swn Y Don provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens camera.

Front Entrance Door to

Porch
Doors into

Reception Hallway
With original parquet flooring, radiator, internal feature window to kitchen, stairs to first floor accommodation and doors to

Living Room
15'9" x 15'2" (4.82m x 4.63m)



With bay window to fore, exposed wooden flooring, exposed brick walls with shelving and log burner.



Open Plan Kitchen Dining Area
18'3" x 14'7" max (5.57m x 4.45m max)



A stunning and light open plan kitchen dining area comprising a shaker style fitted kitchen (island unit not included in the sale) with gas cooking range, appliance spaces, wooden worktop and stainless steel sink with mixer tap. Windows and bifold doors to the rear and spotlights. Tiled flooring with underfloor heating and exposed brick wall.



Door to

Utility Room/Pantry
8'9" x 6'9" (2.69m x 2.08m)



With exposed wooden flooring, storage cupboard and window to side. Base and eye level units with sink with mixer tap, appliance space, Worcester combi boiler and windows to rear.





Door to
Showerroom



Comprising a step in corner shower cubicle with panelled splashbacks, wc, wash hand basin, window to rear and heated towel rail.

From Reception Hallway

Bedroom 5
10'6" x 13'11" (3.21m x 4.26m)



Currently utilised as the 5th bedroom also suitable as a second reception room/home office. With bay window to fore and built in shelving.

First Floor Accommodation

Landing



With window to fore and doors to

Bedroom 1
12'6" x 14'0" (3.83m x 4.27m)



An attractive double bedroom with exposed wooden flooring, built in wardrobe & storage with windows to fore and incredible sea views to wake up to.

Bedroom 2
10'5" x 12'7" (3.18m x 3.85m)



Currently utilised as an upstairs living area to appreciate the impressive sea views (One of the best spots in the house!). With windows to fore, radiator and exposed wooden flooring.

Bedroom 3 / Study
10'2" x 9'5" (3.11m x 2.88m)
Window to rear overlooking the garden and radiator.

Bathroom



Comprising a Victorian styled freestanding bath tub, wc, wash hand basin, windows to rear and exposed wooden flooring.





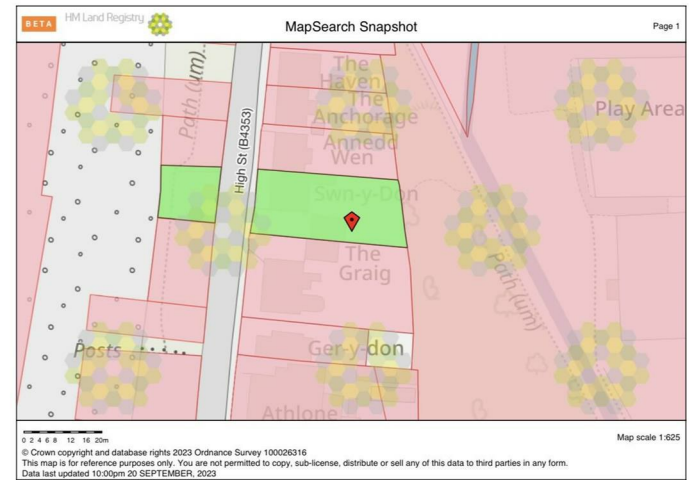
Bedroom 4
 11'2" x 9'9" (3.42m x 2.99m)



With windows to rear, radiator and built in wardrobe & storage.

Externally
 To the fore, the property has a private driveway with room for a couple of vehicles leading up to the semi detached garage as well as a front seating area.

External Front Land



Please note that there is a piece of ground on the opposite side of the road which belongs to Swn Y Don as seen in plan attached.



To the rear, a large sun trap decking with some great seating spots with steps down to the spacious lawned garden surrounded by trees & shrubs.



Conservatory/Sun Room



A lovely addition to the living space that the property has to offer. Access from rear decking.



Summer House



With electricity connected.

Semi Detached Garage

Electricity connected with side and up & over door.



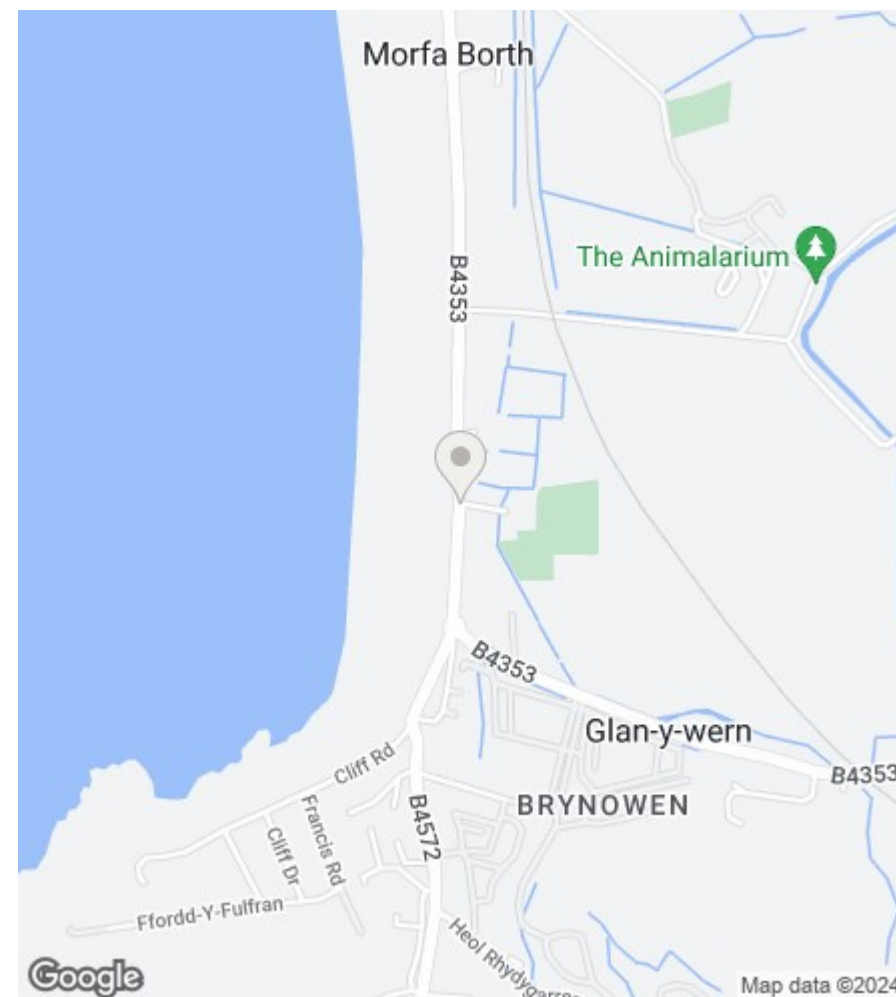




Total area: approx. 171.3 sq. metres (1843.5 sq. feet)

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

Swn Y Don, High Street, Borth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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