



Tom Parry

49, Tan Y Foel, Borth-Y-Gest, LL49 9UE

£220,000

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Tom Parry & Co are delighted to offer for sale this delightful mid-terrace property, situated on the popular residential estate of Tan Y Foel in the much loved seaside village of Borth Y Gest. This property has been meticulously finished to a high standard, ensuring a comfortable and stylish living environment.

The house boasts a successful history as a holiday let, making it an ideal investment for those looking to enter the lucrative rental market or simply seeking a picturesque retreat. The tasteful decor and modern amenities create a welcoming atmosphere, perfect for both relaxation and entertaining.

The property also has the convenience of off-road parking, a rare find in such a desirable location and a garden to the rear that opens up onto the green.

Borth-Y-Gest is renowned for its stunning coastal scenery and vibrant community, offering a range of local amenities and outdoor activities. Whether you are drawn to the beautiful beaches, scenic walks, or the quaint charm of the village, this property is perfectly situated to enjoy all that the area has to offer.

Our Ref: P1580

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hallway

with timber effect laminate flooring and radiator

Kitchen/Diner

with a range of fitted wall and base units with worktop over; a range of integrated appliances including fridge freezer, dishwasher, double oven, hob with extractor fan over and washing machine; composite sink and drainer; space for a dining table and radiator

Living Room

with 'French' doors opening to rear patio and lawned garden, enjoying views over the green; electric log burner effect fire; under stair storage area; timber effect flooring and radiator

FIRST FLOOR

Landing

with airing cupboard; access to attic and carpet flooring

Bedroom 1

with window overlooking the green; built in wardrobe; laminate flooring and radiator

Bedroom 2

with window to the front; built in wardrobe; laminate flooring and radiator

Bedroom 3

with window overlooking the green; built in wardrobe; laminate flooring and radiator

Shower Room

with large shower cubicle; low level WC; pedestal wash basin; tile effect vinyl flooring and heated towel rail

EXTERNALLY

The property has the benefit of off road parking to the front.

At the rear the doors from the living room open onto a patio and south facing lawned garden overlooking the green.

SERVICES

All mains services; gas combi boiler

MATERIAL INFORMATION

Tenure: Freehold - classed as furnished holiday let property

Council Tax: Business Rates Apply. Property achieves the designated 182+ days a year to qualify as holiday let

£60 a year charge for the communal gardens to be maintained.

Contents also available by separate negotiation.

Double glazing throughout.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | |
| 55-68 | D | | 79 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

