



**Maes Y Leri , Dol-Y-Bont**  
**Borth Ceredigion SY24 5LX**  
**£269,000**





## **An immaculate maintained**

detached 4 bedroomed house with integral garage

Maes Y Leri is situated in the heart of this popular village and has been well looked after by the vendor. The property is heated by means of oil fired central heating and the windows are double glazed. The spacious 4 bedroomed accommodation (see floor plan) can be further enhanced if desired by converting the integral garage to a dining room. Externally to the fore there is a vehicular hardstanding and lawned garden with a further low maintenance small paved garden with decked area to the rear.

Local amenities are available nearby at the popular coastal resort of Borth to include a good array of shops, primary school and public houses. The University and market town of Aberystwyth is some 7 miles to the south the town having a good range of social, leisure and educational facilities.

## **TENURE:**

Freehold

## **SERVICES:**

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

## **VIEWING:**

Strictly accompanied viewing by appointment only with the selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

Maes Y Leri provides for the following accommodation, all room dimension are

approximate. There appear to be ample power points. All images have been taken with a wide angle lens digital camera.

## **FRONT ENTRANCE DOOR TO**

## **RECEPTION HALLWAY**

with stairs to first floor accommodation, radiator and door to

## **LIVING/DINING ROOM**

9'4 min x 23'4 ( 2.84m min x 7.11m )



with window to fore and French doors to rear patio. Feature fireplace with real flame effect electric convector heater, two radiators, wall lights, telephone and tv point. Door to



## **MODERN KITCHEN**

17'1 x 7'7 ( 5.21m x 2.31m )



Extended with feature archway, door to rear and door to integral garage. Window to rear. Kitchen comprises of ceiling lights, 1½ bowl single drainer stainless steel sink unit, base units with appliance spaces and worktops over. Tiled splash backs and cooker point. Eye level units with stainless steel extractor hood over., further larder style units with

space for fridge/freezer, breakfast bar, radiator and TV point.



## FIRST FLOOR ACCOMMODATION

### LANDING

with access to insulated roof space.

### BEDROOM 1

8'4 x 17'4 ( 2.54m x 5.28m )



with window to fore and rear. Radiator, fitted wardrobe and TV point.

### BEDROOM 2

10'3 x 10'1 (3.12m x 3.07m )



with window to rear and radiator. TV and telephone point.

### BEDROOM 3

13' x 9'4 ( 3.96m x 2.84m )



with window to fore, radiator and TV point.



## BEDROOM 4

9'3 x 9'8' max (2.82m x 2.95m' max )



with window to fore, and radiator. Airing cupboard with radiator.

## BATHROOM

5'7 x 5'6' ( 1.70m x 1.68m' )

comprising of panelled bath with Triton shower over and screen. Pedestal wash hand basin. Fully tiled walls, obscured window to rear, extractor fan. Heated towel rail, shaver point, wall mounted Dimplex fan heater. Tongue and grooved pine ceiling.

## SEPARATE WC

with half tiled walls and obscured window to rear.

## EXTERNALLY

Tarmacadamed vehicular hardstanding leading to integral garage.

Front lawn with shrubs, outside light and pedestrian path to rear.

## INTEGRAL GARAGE

8'5 x 18'3 (2.57m x 5.56m )



Could be suitable for conversion to a separate dining room. Up and over door and housing the Free standing Worcester oil fired central heating boiler. Plumbing for automatic washing machine and drier. Eye level units. Storage cupboard and worktop.



Rear paved garden with decked area. Oil tank. Security lights.

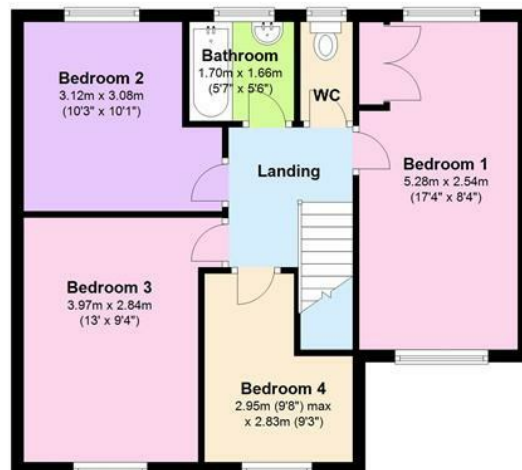
## DIRECTIONS

From Aberystwyth proceed north on the main A487 trunk road to Bow Street. On the northern edge of the village turn left towards Borth (signposted). Proceed through Llandre for about a mile before turning right to Dolybont (signposted). Maes Y Ieri is the one but last house on the left hand side just before the humped back bridge.

Ground Floor

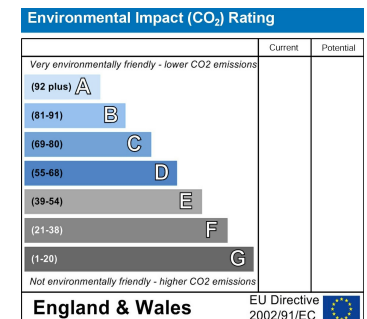
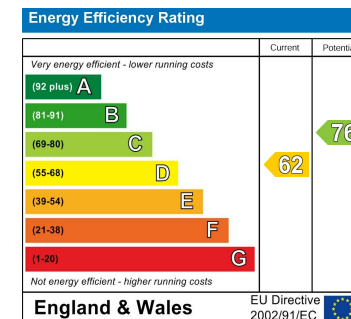


First Floor



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

Maes Y Leri, Dol-y-Bont, BORTH



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