



**Elton , Borth**  
**Aberystwyth Ceredigion SY24 5JP**  
**Guide price £385,000**



## FOR SALE BY PRIVATE TREATY

### A rare opportunity to acquire

an original Borth stone cottage (circa 1830's) which has been upgraded by the current owners into a stunning 4 bedroomed detached house including annexe, with off road parking, large secure rear garden and sea views.

Elton is surely one of the best properties which has become available at this popular coastal resort. The property is well worthy of inspection in order to appreciate the high standard of accommodation and the many original features retaining charm and character.

The well laid out multi-purpose accommodation is highlighted on the floorplan.

The Coastal Resort of Borth boasts many local amenities including Primary School, Public houses, cinema and several restaurants and a various array of shops and cafes. Ynyslas beach is also within short travelling distance.

Borth boasts a railway station linking the village to Aberystwyth which is some 7 miles to the South and Birmingham International (via Shrewsbury) to the East and beyond.

Elton provides for the following accommodation: - on the ground floor two reception rooms, kitchen, utility and showeroom. Annexe with living area, bedroom, downstairs wc and conservatory. On the first floor, 3 double bedrooms, 2 en suite, a dressing room and wc. The property benefits from off road parking and a spacious garden to rear.

### EARLY INSPECTION HIGHLY RECOMMENDED.

### TENURE

Freehold.

### SERVICES

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

### COUNCIL TAX

BAND E

### VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.com

### MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Elton provides for the following accommodation. All images have been taken with a wide angle lens digital camera. Some external images are not recent. All room dimensions are approximate.

### FRONT ENTRANCE DOOR

### FRONT PORCH

With tiled flooring, exposed stone wall and Velux window. Door to

### HALLWAY



With slate flooring, radiator, velux window and doors to

### RECEPTION AREA



Stairs to first floor accommodation, under the stairs storage cupboard and radiator. Exposed original wooden flooring, window to rear and doors to

### SHOWERROOM

6'8" x 6'6" (2.05m x 2.00m )



Comprising fully tiled walk in Mira miniluxe shower, heated towel rail, pedestal wash hand basin, vanity cupboard unit, wc and obscured window to fore. Underfloor heating and spotlights.

### OPEN PLAN LIVING AREA

33'1" x 15'2" (10.09m x 4.64m )



### LOUNGE

13'6" x 21'10" (4.12m x 6.66m )



With exposed original wooden flooring, bay window to fore, exposed stone feature wall and log burner. Exposed beams, window to side and radiator. Steps down to

### SITTING/DINING ROOM

16'0" x 15'1" (4.89m x 4.62m )

With exposed wooden flooring, stone feature wall and beams. Storage cupboard, display units in alcoves, radiator, spotlights and sliding doors to annexe bedroom. Door to



## KITCHEN DINER

21'11" x 11'2" (6.69m x 3.41m )



Comprising a range of base and eye level units, LPG gas hob, integrated electric oven and 1 1/2 drainer sink with mixer tap. Oak worktops with Welsh slate splash backs. Appliance spaces, extractor fan, spotlights and radiator. Exposed stone feature wall and large window to rear with far reaching views. Pantry with shelving.

Doors to



## UTILITY ROOM

16'6" x 6'7" (5.03m x 2.03m )



Comprising ceramic sink with mixer tap, recently installed Worcester Bosh combination boiler, appliance spaces and worktop. Tiled flooring, exposed stone walls, windows to side and above. Built in storage cupboards. Door and Steps to hallway.

## REAR PORCH

With windows and door to external rear.

## ANNEXE AREA

## LIVING SPACE

9'5" x 9'5" (2.88m x 2.89m )

With radiator and windows to side. Carpeted flooring and door to bedroom.

## MODERN CONSERVATORY

10'9" x 8'4" (3.28m x 2.56m )



With laminate flooring, radiator and french doors to garden.

### BEDROOM 1

9'4" x 11'0" (2.86m x 3.37 )



With carpeted flooring, window to side and radiator. Sliding doors to sitting/dining room. Door to

### DOWNSTAIRS WC

6'9" x 6'3" (2.08m x 1.92m )



With wc, wash hand basin, heated towel rail, tiled splash backs and window to side. Storage cupboards/built in wardrobe.

### BEDROOM 2

9'10" x 16'4" (3.00m x 5.00m )



With wooden flooring, exposed brick feature wall and Velux window with sea views. Storage cupboard and radiator. Door to

### FIRST FLOOR ACCOMMODATION

#### LANDING

With radiator, wooden flooring and access to useful loft space. Doors to

#### WC

4'3" x 4'9" (1.30m x 1.46m )

With exposed wooden flooring, wc, and wash hand basin.

#### DRESSING AREA

4'8" x 5'2" (1.43m x 1.58m )

With built in wardrobe and velux window. Door to



### EN SUITE BATHROOM

5'1" x 7'3" (1.57m x 2.21m )



With wooden flooring, wc, wash hand basin set in vanity cupboard, panelled bath with shower tap over. Storage cupboard, heated towel rail, velux window and half tiled walls.

### BEDROOM 3

11'7" x 13'5" (3.55m x 4.11m )



With exposed wooden flooring, windows to fore with beautiful sea views, radiator and built in wardrobe. Door to

### EN SUITE SHOWERROOM

6'0" x 5'2" (1.84m x 1.59m )



With exposed wooden flooring, wc, wash hand basin set in vanity cupboard. Shower cubicle with tiled surrounding. Window to rear, spotlights and heated towel rail.

## BEDROOM 4

16'4" x 8'2" (5.00m x 2.49m )



With exposed wooden flooring, radiator and window to fore with incredible sea views.



## EXTERNALLY

The front features a driveway with off-road parking and gated side access to the rear. The back includes a patio, large lawn, greenhouse, workshop, sheds, wood and bin storage, fenced areas for an oil tank and LPG bottles, a raised deck, and vegetable and flower beds.



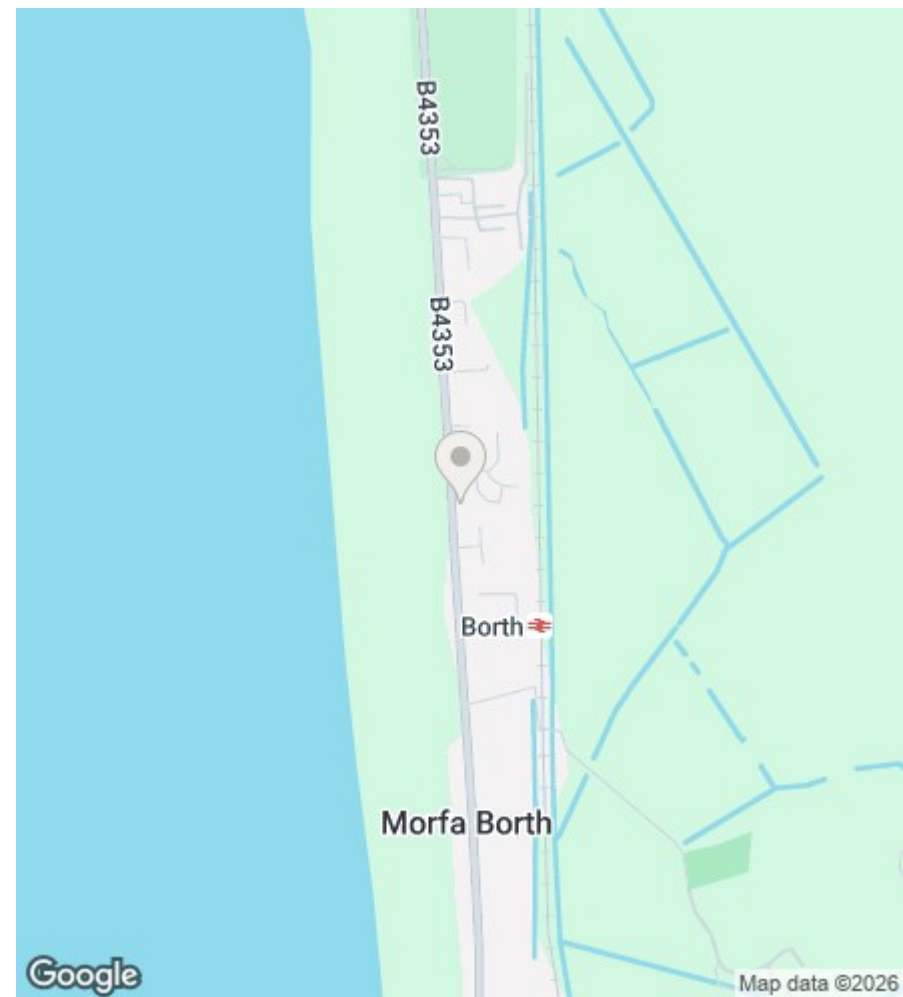
## DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north up Penglais Hill to Bow St. on the northern edge of the village turn left to Borth (signposted). Proceed down the High St, shortly after passing the Cae Gwylan estate, Elton is on your right hand side.





The Floor plans are for guidance only.  
Plan produced using PlanUp.  
**Elton, 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			
<b>England &amp; Wales</b>		<b>55</b>	<b>72</b>
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		<b>46</b>	<b>64</b>
	EU Directive 2002/91/EC		

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