Carron House Cottage ,
Borth Ceredigion SY24 5JP
Guide price £205,000

ALED ELLIS

A semi-detached well presented
2 bedroomed cottage with paddock and stable situated off the main thoroughfare at Borth

Carron House Cottage is situated just off the main thoroughfare at this popular coastal resort, the property being approached over a shared vehicular access to the side of the nearby properties. The cottage is semi-detached providing for well presented 2 bedroomed accommodation. Externally the property has the benefit of a pony paddock and stable as highlighted on the enclosed plan. The property is double glazed and heated by means of oil fired central heating.

Borth is popular with tourist and locals alike having a good range of amenities on the high street to include general stores, post office, surgery, primary school and public houses. There is a railway station at the village for ease of access to Aberystwyth and to Machynlleth and beyond and in addition there is a regular bus service to the aforementioned towns. Aberystwyth has a good range of both local and national retailers and employment opportunities at the National Assembly, the Council offices, the University and Bronglais Hospital. Ynyslas on the Dyfi Estuary is but a short travelling distance from this property.

TENURE:
Freehold

SERVICES:
Mains electricity, water and drainage are connected.

VIEWING:
Strictly by appointment with the selling agents, Aled Ellis & Co, 16 Terrace Road, Aberystwyth (01970) 626160 or sales@aledellis.com

Carron Cottage provides for the following accommodation. All room dimensions are approximate. All images have been taken by a wide angle lens digital camera.

HALF GLAZED FRONT ENTRANCE DOOR TO

RECEPTION HALLWAY
with radiator, stairs to first floor accommodation. Doors to

LIVING ROOM
11'9 x 11'9 (3.58m x 3.58m)

with recess fireplace, wooden mantel and surround with inset multi-fuel room heating range on a quarry tiled hearth. Recessed cupboard to side, window to side, recess with shelving and radiator.

STUDY/SITTING AREA
11'8 x 5' (3.56m x 1.52m)

with window to side and radiator.

MODERN FITTED KITCHEN/ DINING ROOM
16'9 x 15'5 (5.11m x 4.70m)

a commodious farmhouse style kitchen comprising a single drainer stainless steel sink unit, a good range of base units incorporating a range master cooking range of 4 ring hob, double

oven, grill hot plate and griddle. Integrated dishwasher, work tops over, tiled splash-backs and cooker point. Eye-level units, quarry tiled floor, double doors to rear decked area, radiator and door to

UTILITY ROOM

6'7 x 8'8 (2.01m x 2.64m)

with Firebird free standing oil fired central heating/ combi boiler. Plumbing for automatic washing machine, tiled floor, Manrose extractor fan, radiator, door to rear and door to

SHOWER ROOM

6'7 x 7'6 (2.01m x 2.29m)

comprising shower cubicle, low level flush wc, wash hand basin, obscured window to side, tiled floor, radiator and heated towel rail.

FIRST FLOOR ACCOMMODATION

LANDING

with access to roof space. Radiator. Doors to

BEDROOM 1

9' x 8'4 (2.74m x 2.54m)

with recessed cupboard, window to side and radiator.

BEDROOM 2

8'8 x 11'8 (2.64m x 3.56m)

with wardrobe cupboard, window to side and radiator.

BATHROOM

4'1 x 12' (1.24m x 3.66m)

comprising panelled bath, wc and pedestal wash hand basin, tiled splash-backs, extractor fan, radiator and obscured window to side.

EXTERNALLY

Shared vehicular right of way to the side of nearby properties with further pedestrian access to the fore.

Immediate rear comprises of: Decking with vehicular hard-standing and turning area.

Areas leading to Static Caravan, Stable, Garden Shed. Oil tank

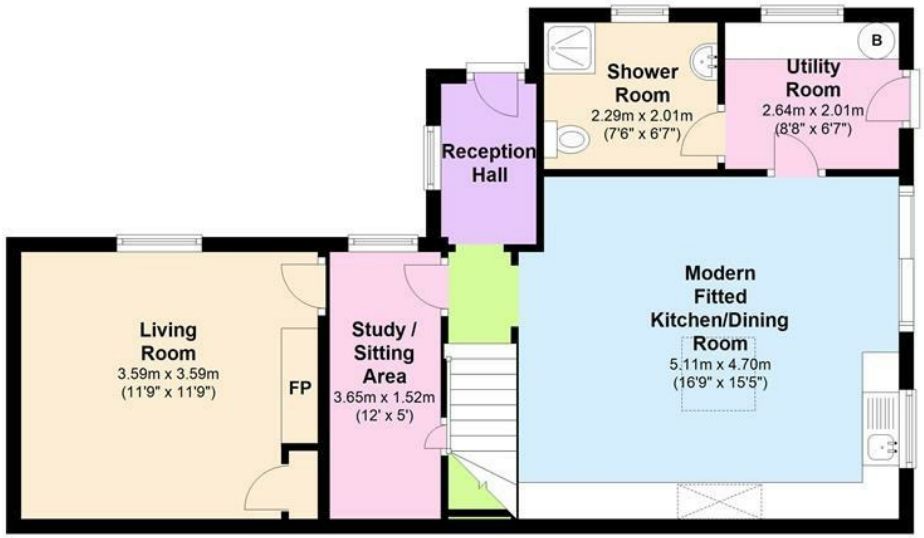
PONY PADDOCK

The paddock is level in nature and down to pasture. The paddock may be developed as a dwelling or perhaps a workshop subject to the necessary consents being obtained.

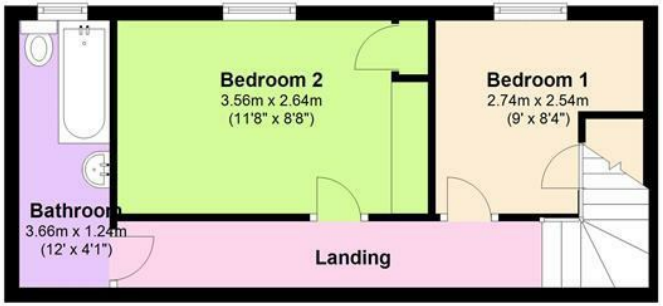
DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north to Bow Street. On the northern edge of the village at Rhydypennau turn left to Borth (signposted) proceed through the village towards Ynyslas and Carron House Cottage is on the right hand side a short distance after the turning to Cae Gwylan estate.

Ground Floor

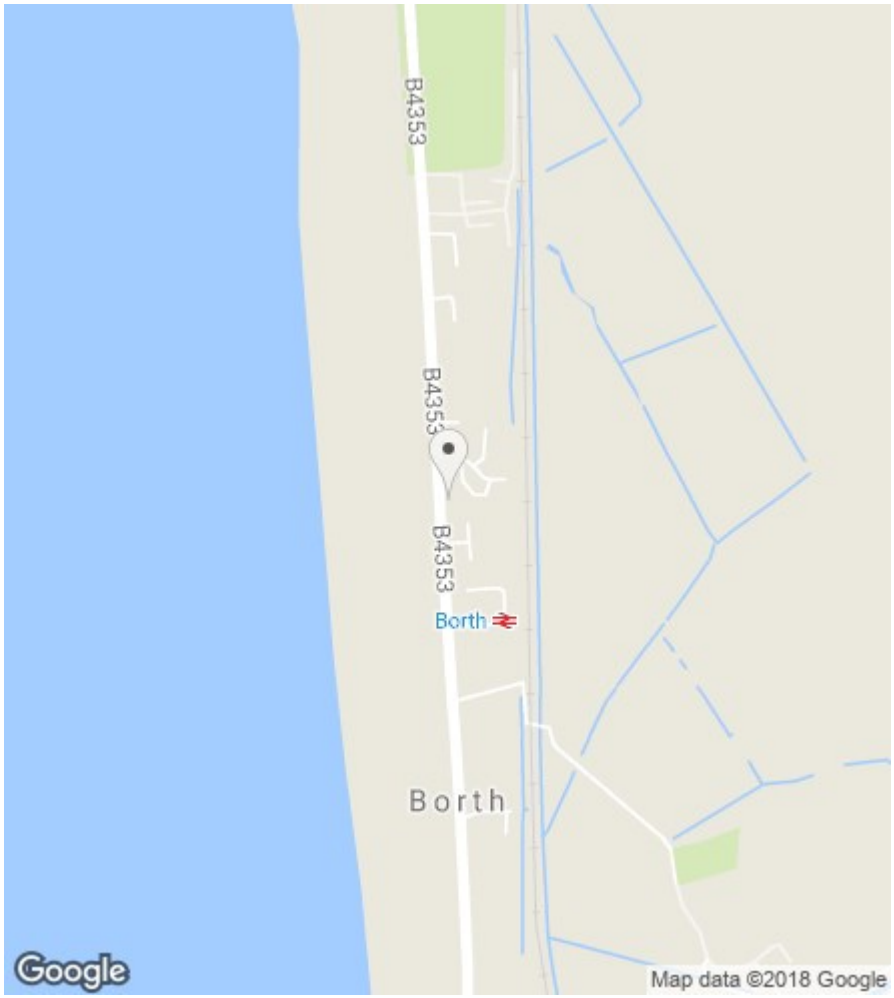


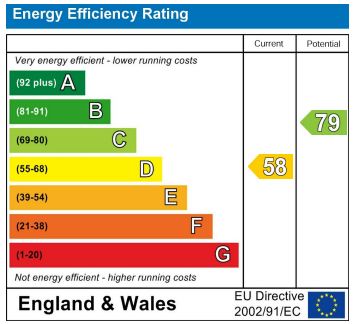
First Floor

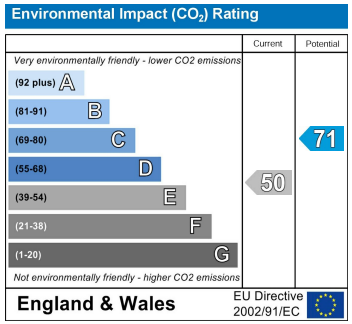


The Floor plans are for guidance only.
Plan produced using PlanUp.

Carron House Cottage, Borth







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