



Eryl , Borth
Aberystwyth Ceredigion SY24 5HY
Guide price £189,000



A detached 3 bedroomed bungalow

in a favourable location at this popular coastal village with garden and parking.

Eryl is located just off the main thoroughfare a short distance from the beach and within walking distance of all local amenities on offer.

There is a railway station at Borth for ease of access to Aberystwyth which is some 7 miles or so to the south and to Machynlleth and beyond to the North.

Eryl is an early pre-fabricated bungalow which is in need of modernisation. The bungalow has the benefit of off road parking which is advantageous at this popular village.

TENURE:

Freehold

COUNCIL TAX

Band C

SERVICES:

Mains electricity, water and drainage are connected.

VIEWING:

Strictly by appointment with the sole selling agent; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth, Ceredigion. 01970 626160 or sales@aledellis.com

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

FRONT ENTRANCE DOOR TO

FRONT PORCH/ CONSERVATORY

13'6 x 6' (4.11m x 1.83m)



with night storage heater and doors to

LIVING ROOM

13'5 x 11'9 (4.09m x 3.58m)



with exposed beams, stone fireplace, night storage heater, windows to fore and rear. Doors to

BEDROOM 1

13'5 x 9'4 (4.09m x 2.84m)



with windows to fore and side.

DINING AREA

13'1 x 5'3 max (3.99m x 1.60m max)



with night storage heater, small recess cupboard, window to fore. Door leading to

KITCHEN AREA

5'9 x 13'3 (1.75m x 4.04m)



comprising 1½ bowl single drainer sink unit with mixer tap, base units incorporating appliance spaces and work tops over. Eye level units and plumbing for automatic washing machine. Window to side and door to rear.

BEDROOM 2

7'6 x 9'6 (2.29m x 2.90m)



with window to fore.

BEDROOM 3

9'6 x 5'6 (2.90m x 1.68m)

with window to side.

BATHROOM/ WET ROOM

8'1 x 4'3 (2.46m x 1.30m)



comprising large shower area with Mira shower, wash hand basin and wc. Fully tiled, extractor fan, fan heater and obscured window to rear.

EXTERNALLY



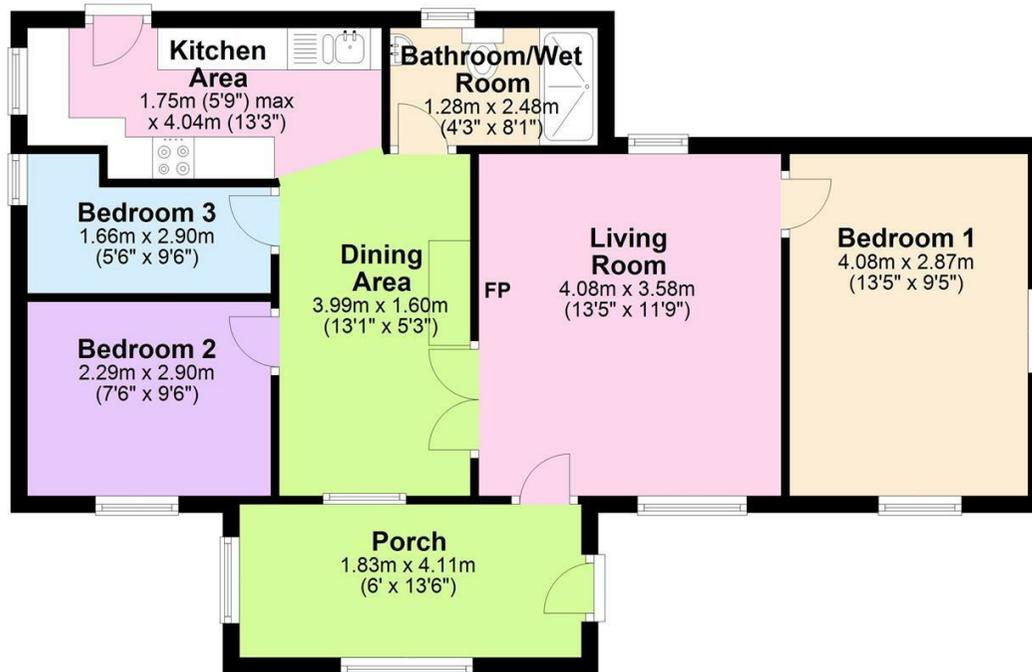
Vehicular hard standing to side. Garden shed and access to the rear level garden which is laid to lawn with shrubs and borders.

DIRECTIONS

(SN 608889 0002)

From Aberystwyth take the A487 coastal trunk road north up Penglais Hill for 4 miles to Bow Street. At the northern edge of the village turn left on to the B4353 road and proceed to Borth (signposted). Proceed along the main thoroughfare towards Ynyslas and the lane leading to Eryl is on your right hand side a short distance after the end of the sea fronting properties on your left hand side.

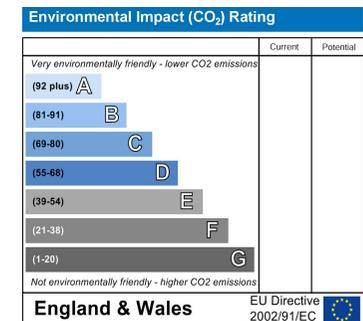
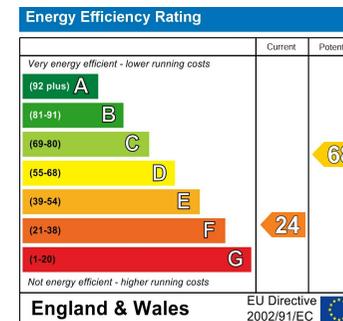
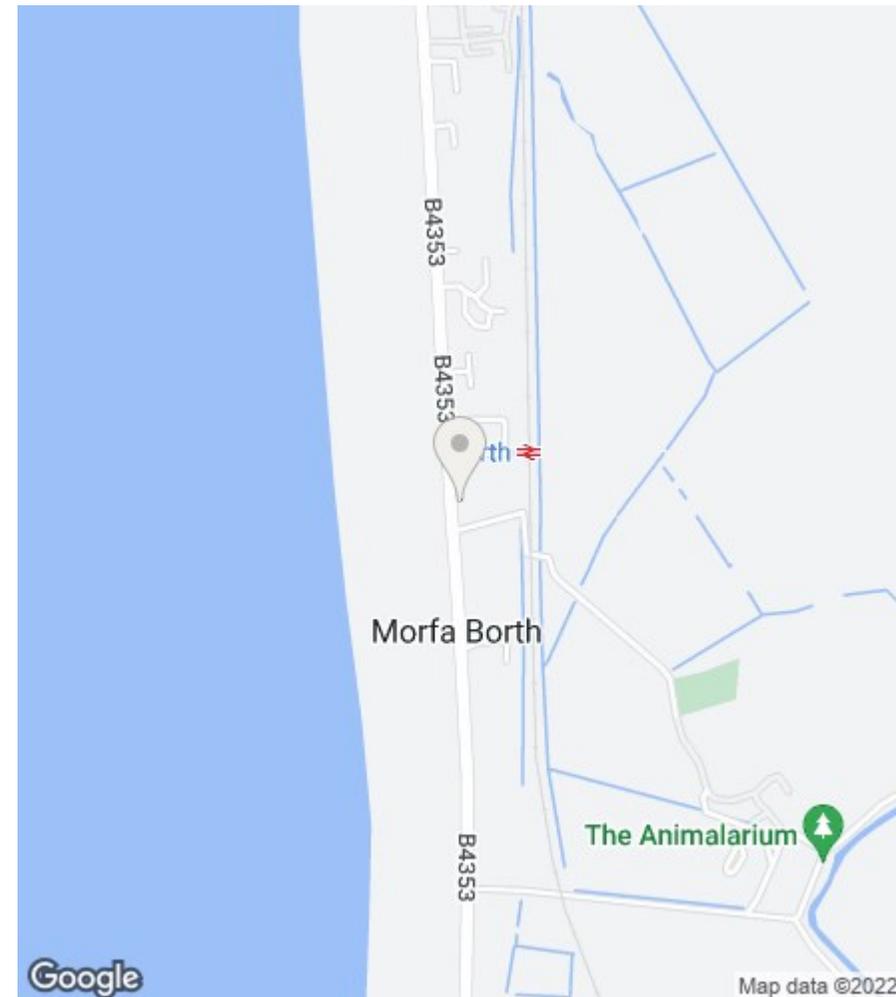
Ground Floor



Total area: approx. 67.0 sq. metres (720.8 sq. feet)

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

Eryl, Borth



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