



**Cairn Cottage, Francis Road,  
Borth Ceredigion SY24 5NJ**

**Guide price £225,000**



## For Sale by Private Treaty

Well situated at upper Borth an extended detached 3 Bedroomed bungalow with rear garden and off road parking.

Cairn Cottage  
Francis Road  
Borth  
SY24 5NJ

We are pleased to have received instructions to offer for sale this well located property. Upper Borth is a popular residential area slightly elevated with views over Cardigan Bay yet a short distance from the centre of the village. Local amenities include a cinema/restaurant, public houses, general stores, cafes, post office and primary school. The University and market town of Aberystwyth is some 7 miles to the South, offering a good range of both social leisure and educational facilities. There is a regular bus service and railway station at this popular coastal resort for ease of access to the aforementioned town and Machynlleth to the North.

The accommodation is highlighted on the attached floor plan. There is a vehicular hardstanding to the fore and side of the property.

## TENURE

Freehold

## COUNCIL TAX

Band D

## SERVICES

Mains electricity, water, drainage are connected. The property is part heated by night storage

heaters. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or [sales@aledellis.com](mailto: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.

Cairn Cottage provides for the following. All room dimensions are approximate. All images are taken with a digital camera.

## FRONT ENTRANCE DOOR TO

## PORCH

4'2 x 7'2 (1.27m x 2.18m )

Door to

## LIVING/ DINING ROOM

19'6 x 13'7 max (5.94m x 4.14m max)





Windows to fore and side. Night storage heater. Feature fireplace with electric fire. Door to

### SITTING ROOM

7'4 x 10'8 (2.24m x 3.25m)



Night storage heater, window to fore.

### KITCHEN

11' x 9'7 max (3.35m x 2.92m max)



Base units with appliance spaces, worktops and tiled splashbacks. Eye level units. Cooker point. Single drainer stainless steel unit. Door to garden and window to rear. Plumbing for automatic washing machine. Door to

### FORMER SHOWEROOM/ UTILITY ROOM

7'6 x 5'4 (2.29m x 1.63m)



Heated towel rail.

### INNER HALLWAY

### BEDROOM 1

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



Night storage heater, window to rear

### SHOWEROOM

6'1 x 4'9 (1.85m x 1.45m)



Shower cubicle, WC, wash basin, fan heater and towel rail. Fully tiled.

### BEDROOM 2

9'1 x 11'3 (2.77m x 3.43m)



Night storage heater, window to side.

### BEDROOM 3

10'9 x 12' (3.28m x 3.66m)



Door and window to rear garden.

### EXTERNALLY



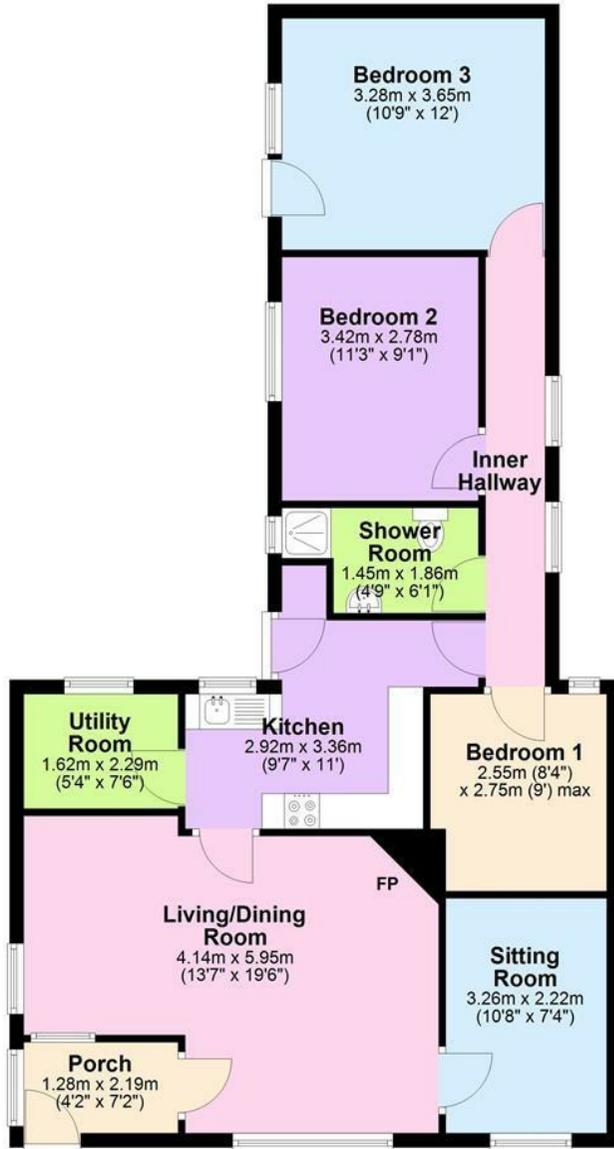
Front and side paved vehicular hardstanding. Rear paved patio and garden. Garden shed.

### DIRECTIONS

(What3Words: birthdays.kennels.regulate)

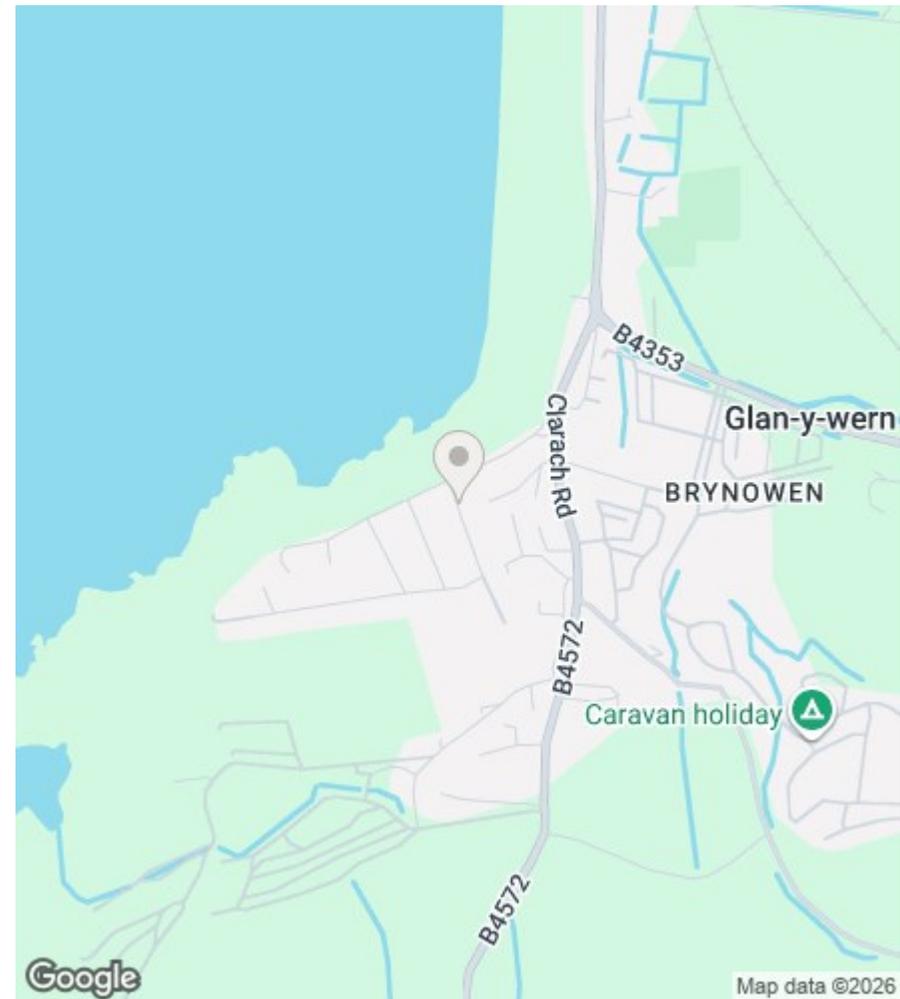
Proceed North out of town on the A487 trunk road to Bow Street. On the Northern Edge of the village turn left to Borth (signposted). Turn left at the mini roundabout on the Clarach road before banding right on the Cliff. Francis Road is the first on the left and Cairn Cottage is on your left.

**Ground Floor**



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		31	72
England & Wales		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP

Tel/Ffon: 01970 626160

Email/E-Bost: sales@aledellis.com