



16 Cae Gwylan, Borth
Aberystwyth Ceredigion SY24 5LD
Formal tender £65,000



FOR SALE BY FORMAL TENDER

Please note additional payments as per clause 3.1 of the tender document.

A single Bedroomed semi-detached bungalow in need of renovation with large garden in the coastal village of Borth.

SITUATION

16 Caegwylan is situated in at the end of a cul-de-sac near the end of the village. Borth is situated 7 miles to the North of Aberystwyth and has a good range of local amenities to include primary school, general stores and public houses. There is a railway station at the village and a regular bus service to Aberystwyth and to Machynlleth.

DESCRIPTION

A semi detached bungalow of brick construction under a flat roof with a level garden surrounding. The bungalow in need of renovation.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road North up Penglais Hill to Bow St. On the northern edge of village turn left to Borth (signposted). Proceed to the northern edge of the village (Borth) turn right at the next turning past the railway station near the end of the village. What 3 Words: ///broadens.liver.factor

METHOD OF SALE

The property is offered for sale by formal tender. Tender documents are included with the sale particulars. Please note that a 10% deposit in the form of a cheque or banker's draft must be included in the tender. The tender is a legally binding document therefore we strongly advise

that to seek advise from your solicitor before submitting your tender.

CLOSING DATE

Tender must be submitted by noon of Friday the 17th of October

TO VIEW

Block viewings will be arranged.

SOLICITOR

The solicitors acting in this matter are David James & Company, Solicitors of 15 Eastgate, Aberystwyth, Ceredigion SY23 2AR. Telephone Number: 01970 615789.

POSSESSION

Vacant Possession on the date of completion.

PLAN

A plan is included with the particulars for identification purposes only.

PLEASE NOTE

These sale particulars do not form part of the tender document. In the event of any inconsistency between the sale particulars and tender documents the latter shall prevail.

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.

PARTICULARS OF SALE

16 Caegwylan provides for the following accommodation. All room dimensions are approximate.

Front entrance door

RECEPTION PORCH

Sliding doors to

DINING ROOM

10'7 x 11'7 (3.23m x 3.53m)



Feature archway to living room, night storage heater. Door to



LIVING ROOM

8'9 x 12'6 (2.67m x 3.81m)



With window to rear, night storage heaters. Door to

BATHROOM

6'0 x 5'5 (1.83m x 1.65m)



With obscured window to side, bath, WC, wash hand basin with splashbacks.

KITCHEN

7'8 x 7'8 (2.34m x 2.34m)



Window to fore, plumbing for washing machine, single sink drainer unit with mixer tap. Splashbacks, dated base and eye level units, electric cooker. Door to airing cupboard with water tank.

BEDROOM

9'7 x 8'9 (2.92m x 2.67m)

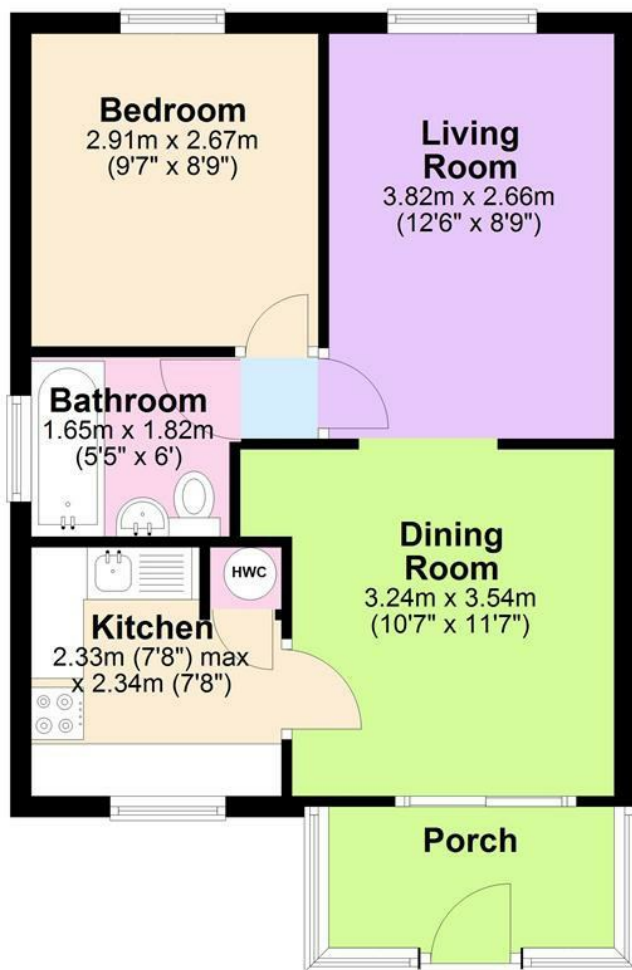


With window to rear, night storage heater.

Large garden surrounding. Property has access through another property. Lock up garage. Communal parking.



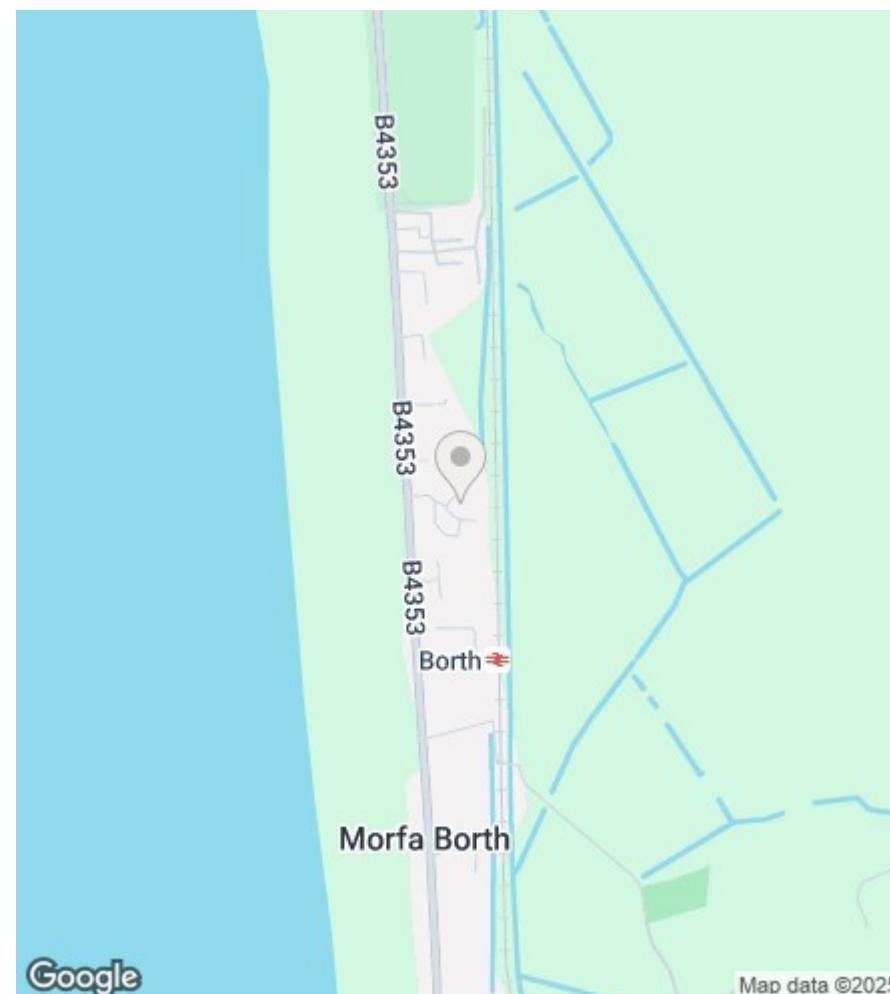
Ground Floor



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.

16 Caegwylan, 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		
		79
	26	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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