



Gwas Y Neidr Capel Y Morfa, Borth
Ceredigion SY24 5HY
Guide price £325,000



A commodious 4 bedroom recent chapel conversion at the costal resort of of Borth.

This large imposing semi detached traditional property provides for a spacious multi purposes 4 bedroom accommodation on three floors. This modern property still retains some original features and has the benefit of underfloor heating and the ground floor could also be perhaps utilised a self contained annexe . Externally there is ample off road parking and lawned garden to the rear/side.

Gwas Y Neidr is situated just off the main thoroughfare on the northern edge of the village within a short distance of the beach and local amenities. There is a railway station at Borth and a bus services to the university and market town of Aberystwyth which is but 7 miles to the South. The town has a good range of amenities to include banks and secondary schools.

Tenure
Freehold.

Services
Mains electricity, water and drainage. LPG bottle gas heating.

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

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

Ground floor
Front entrance door to

Reception Hallway



With door to rear garden, under stairs storage cupboard and stairs to first floor accommodation. Doors to

Utility Room

9'7 x 8 (2.92m x 2.44m)

Comprising single drainer sink unit, base units with appliance spaces and worktops over freestanding LPG gas fire central heating boiler . Window to fore and side door to

Integral garage



With up and over door, electric consumer unit. This area subject to consent could be part of the granny annexe.

Bedroom 1/Reception Room

18 x 8'7 (5.49m x 2.62m)



With exposed wooden floor, window to the rear with stained glass features . Access to

Downstairs showeroom



with steam room, shower cubicle, washing basin, W.C and heated towel rail.

First floor accommodation

Bedroom 2

10 x 14'1 (3.05m x 4.29m)



With wooden floor, window to the fore and access to

Ensuite showeroom

16'2 x 12'5 (4.93m x 3.78m)



Comprising wash hand basin in bathroom furniture, W.C and shower cubicle, extractor fan, heated towel rail, fully tiled.

Bedroom 3

16'2 x 12'5 (4.93m x 3.78m)



With window to the rear with coloured glass feature, exposed beams, wall lights.

Bedroom 4

9'7 x 11'1 (2.92m x 3.38m)

Windows to the rear with stained glass feature.

Main bathroom



Freestanding Victorian style bath with mixer taps, WC, washbasin in bathroom furniture, heated towel rail, obscured window to fore, fully tiled.

Second floor accommodation



Spacious living room
26 x 16'9 (7.92m x 5.11m)



Exposed wooden floor, tongue and groove ceiling and feature exposed beams. Alternative gas real flame effect fire with wooden mantle surround, 3 velux windows sea views to the side , wall lights. Access to

Main kitchen
12'1 x 15'6 (3.68m x 4.72m)



Briefly composing a good range of base units with granite worktops intergrated fridge, 1 1/2 half single drainer sink unit. Rangemaster gas and electric cooking range, tiled floor.

Office
6'9 x 9'5 (2.06m x 2.87m)



Tongue and groove exposed wall feature and exposed wooden floor, feature part exposed A frame, veluxe window.

Externally



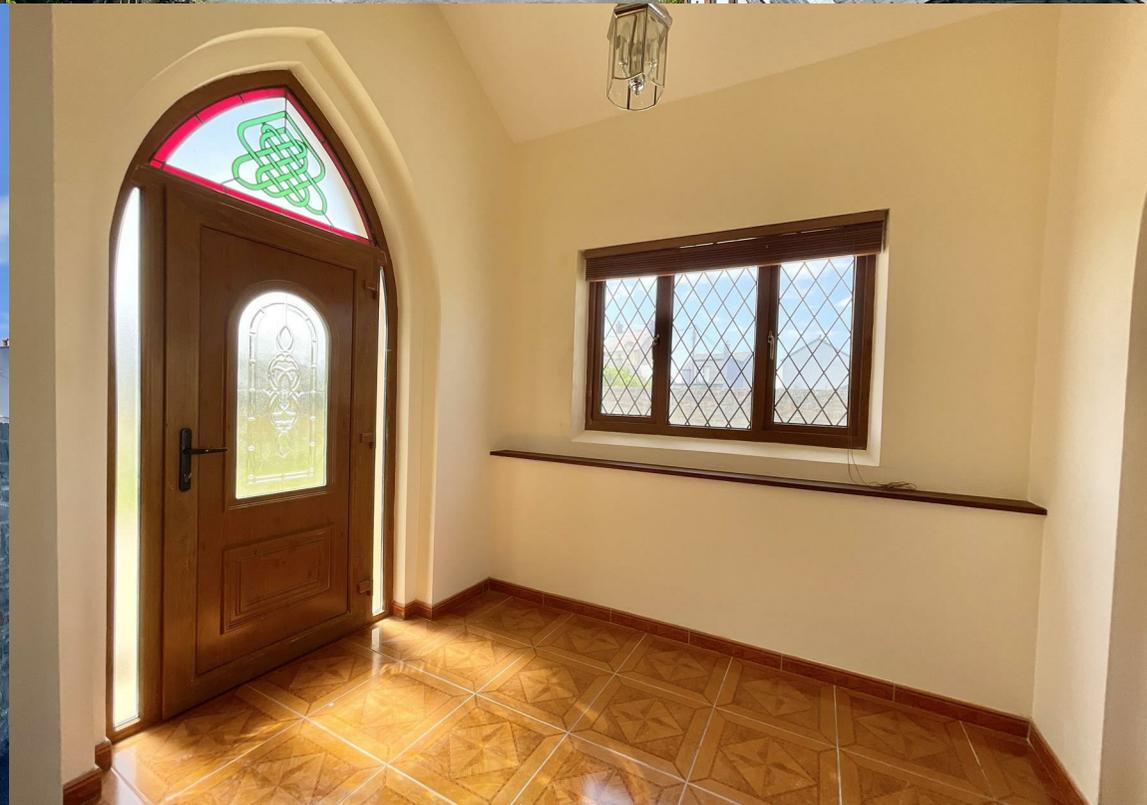
Recently tarmacadmed vehicular hardstanding to fore. Rear lawned garden with patio area.

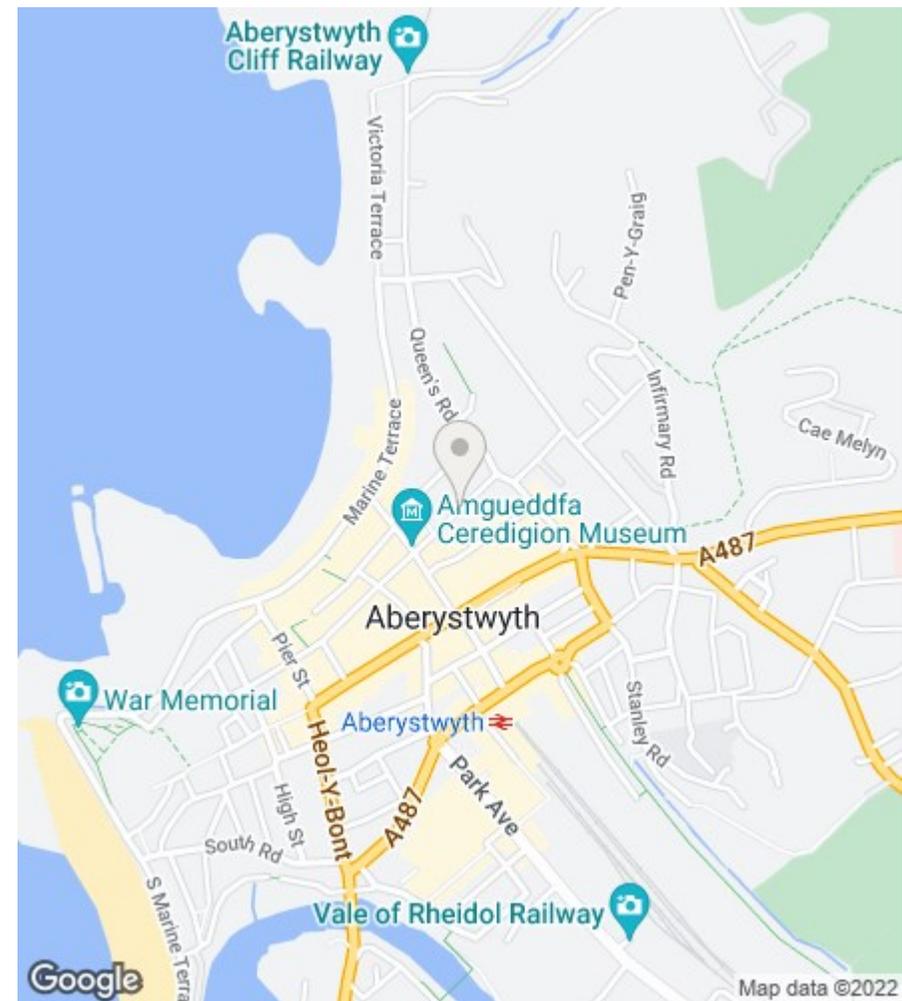


Directions

OS grid reference SN6090089999

From Aberystwyth take the A487 north for 4 miles to Bow street. On the northern edge of the village turn left (near garage) on to the B4353 and proceed to Borth Proceed to the northern edge of the village turning right as soon as the properties on the seaside (on the left) have come to an end.





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			
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			
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Not environmentally friendly - higher CO ₂ emissions			
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16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com