



Danycoed , Dol-Y-Bont
Borth Ceredigion SY24 5LX
Guide price £275,000



A detached 3 / 4 bedrooomed property

well presented throughout with off road parking and large garden.

Danycoed has been well looked after with large modern kitchen, spacious lounge and conservatory. Also on the ground floor there is a sitting/tv room which alternatively could be used as a fourth bedroom. On the first floor there are 3 Double bedrooms one with en suite bathroom and access to the rear balcony. Externally there is a large garden to the rear with decked area.

The nearby villages or Borth and Bow Street provides for local amenities to include Primary Schools and general stores. The University and Market town of Aberystwyth is some 7 miles to the South of the town having a good range of both local and national retailers in addition to major employers such as the University, National Library of Wales and Bronglais Hospital.

TENURE

Freehold.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

VIEWINGS

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

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

Covered porch and front entrance door to

RECEPTION HALLWAY

Stairs to first floor, tiled floor, radiator and doors to

SPACIOUS LOUNGE

21'3 x 16'2 (6.48m x 4.93m)



With stone fireplace with raised multi fuel heating range on a slate hearth and display shelving to side. Folding doors to conservatory, laminated floor, radiators, 2 windows to fore and window to rear.



SITTING ROOM

9 x 11'5 (2.74m x 3.48m)



Or alternatively a bedroom or office. Radiator and window to fore.

DOWNSTAIRS WC

With wash hand basin set in a vanity cupboard, low level flush wc and tiled flooring. Radiator and obscured window to side.

LARGE KITCHEN

16'2 x 17'7 (4.93m x 5.36m)



Comprising good range of base units incorporating a HOTPOINT double oven, BELLING microwave, 4 ring halogen hob and HOTPOINT stainless steel extractor fan over. Concealed dishwasher, washing machine, fridge and freezer. 1 ½ bowl single drainer sink with mixer tap. Breakfast bar. Caraousel unit and eye level units, tiled floor and tiled splashbacks. Radiators, windows to side and French doors to rear. Ceiling lights.

CONSERVATORY

8'5 x 13'1 (2.57m x 3.99m)



With radiator, tiled floor and door to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Doors to

MASTER BEDROOM 1

11'9 x 14'1 (3.58m x 4.29m)



With airing cupboard, door to rear balcony, radiator and door to

EN SUITE BATHROOM

7'7 x 11'4 (2.31m x 3.45m)



Freestanding Victorian style bath with mixer tap, low level flush wc and pedestal wash hand basin. Laminated floor, heated towel rail and windows to fore and rear.

BEDROOM 2

9'3 x 10'2 (2.82m x 3.10m)



With window to fore and radiator.

BEDROOM 3

13 x 12'6 (maximum dimensions) (3.96m x 3.81m (maximum dimensions))



With window to rear, fitted wardrobes along one wall and radiator.

BEDROOM 3 EN SUITE

With wash hand basin, wc and bath.

SHOWROOM

7'4 x 6'4 (2.24m x 1.93m)



Comprising shower cubicle, low level flush wc, wash hand basin and heated towel railed. Tiled flooring.

EXTERNALLY



Tarmacadamed vehicular hardstanding to fore together with a well stocked lawn to the side. Large rear lawned garden with paved patio and decked area off the kitchen. Garden shed, freestanding oil central heating boiler and oil tank.

DIRECTIONS

From Aberystwyth proceed North on the A487 trunk road for 4 miles to Bow Street. On the Northern edge of the village turn left on to the B4353 Borth road and proceed through Llandre towards Borth. Turn right immediately after the Railway bridge and Danycoed is denoted by a For Sale board on the right on the bottom of the hill.



Danycoed, Dol-y-Bont, Borth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	74
(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		66
(39-54) E		48
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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