



White Crest Cliff Drive, Borth
Aberystwyth Ceredigion SY24 5NL
Guide price £365,000



A commodious well presented 3 double bedroomed bungalow located in Upper Borth with private driveway, double garage, garden and sea views.

This well situated bungalow is currently vacant and chain free.

Borth is a popular coastal resort on the Welsh coastal path some 7 miles north of Aberystwyth. The village has a good range of local amenities to include General stores, Primary School, Cinema/Café and public houses. and in addition to the bus services/train station for ease of access to Aberystwyth, Machynlleth and beyond.

TENURE

Freehold.

SERVICES

Oil fired central heating (external boiler regularly serviced).
Mains water, electric & drainage.

COUNCIL TAX

Band F.

VIEWING

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

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

Front Entrance Door

Into

Porch

With obscured windows, radiator and tiled flooring leading into

Reception Hallway

With obscured window to fore, radiator and doors through to

Living Room



With large windows to fore & side, feature fireplace (gas cylinder no tested), radiators, feature round window to side with sea view.



Kitchen



Comprising a range of base & eye level some glazed units with integrated fridge freezer, electric double oven/grill, electric hob and extractor fan hood over. Appliance space and stainless steel sink with mixer tap. Window to fore, rear and half glazed door to rear. Vertical radiator.





Bedroom 1



With window to side, fitted bedroom furniture and mirrored wardrobes and radiator.



Showerroom



With low level flush wall mounted wc, wash hand basin, led it mirror/vanity cupboard, corner shower cubicle with mains fed shower, obscured window to rear. Tiled flooring and tiled walls.

Wet Room



With wc, wash hand basin, mirrors vanity cupboard, electric shower, heated towel rail, panelled surround walls and wet room non slip flooring, window to side with outstanding sea views.

Bedroom 2



With window to side, radiator and glazed door with external ramp to rear patio.



Bedroom 3



With window to side, radiator and French doors to the side overlooking the garden and again lovely sea views.



Externally



The property has a spacious front tarmacadmed driveway with access to double garage, a wrap around lawned garden with steps and ramp leading up to front entrance door. To the rear, there is a private and enclosed garden as well as a separate rear patio seating area.



Double Garage

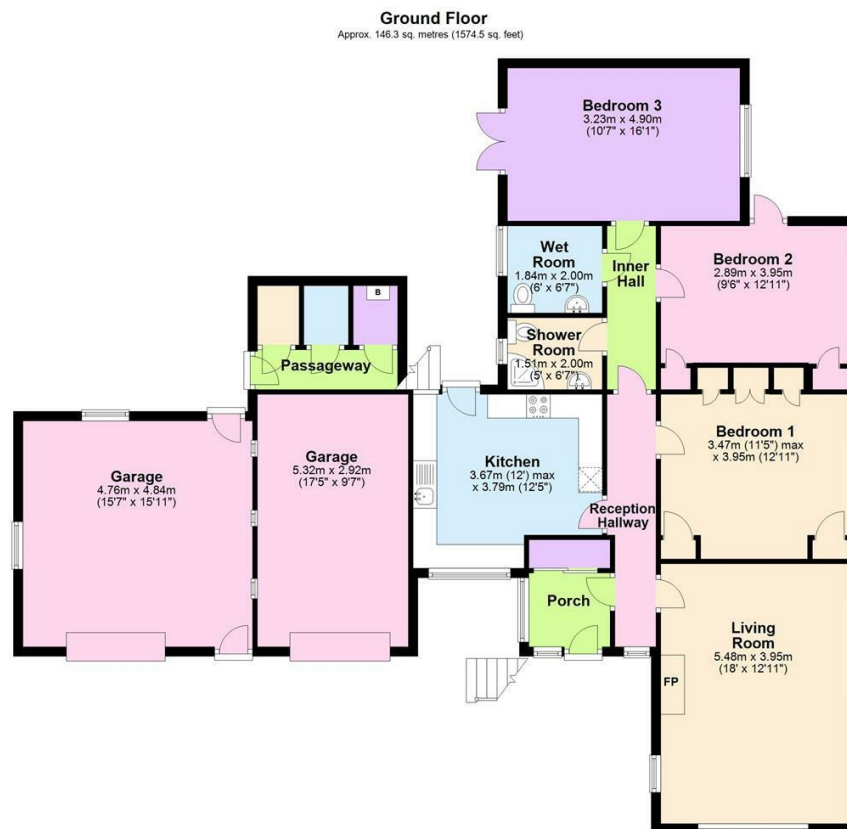


This useful double garage has electricity connected and is a superb workshop/storage space.

Directions

From Aberystwyth take the A487 north for 4 miles to Bow Street. On the northern edge of the village turn left and proceed to Borth. At the mini roundabout (near the NISA store) turn left and after a short distance turn/fork right. Take the second turning on the left and White Crest is the last property on the left hand side.

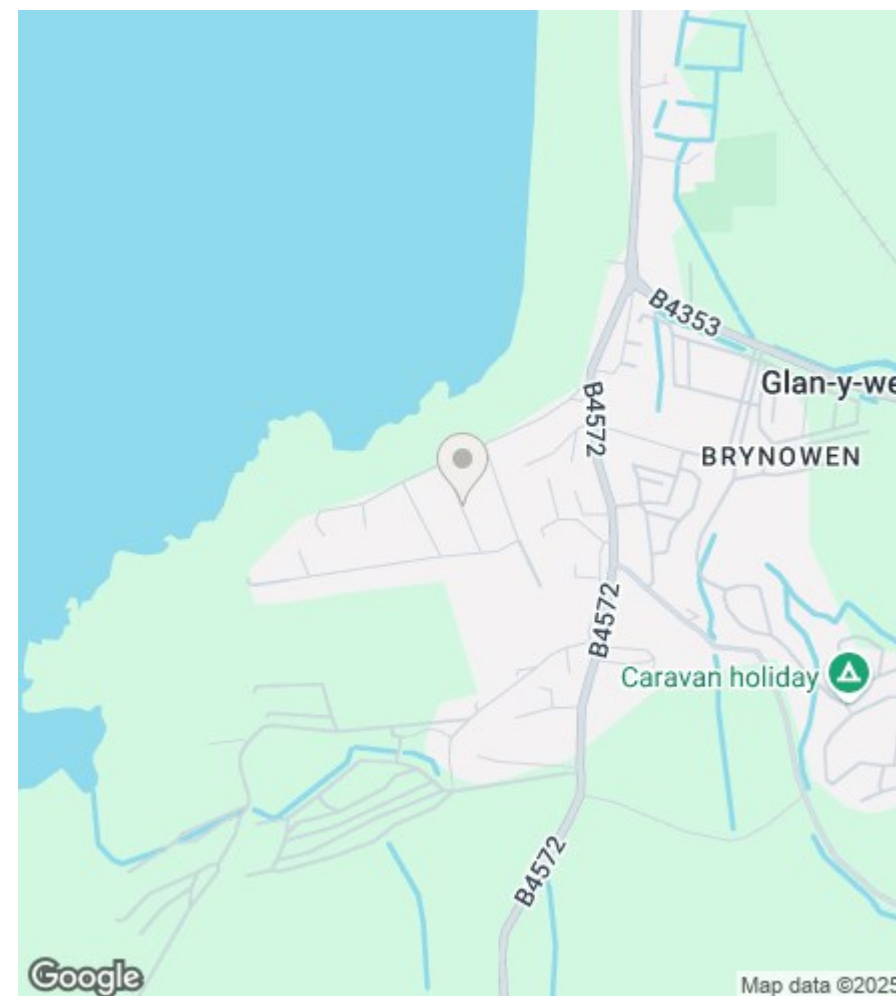




Total area: approx. 146.3 sq. metres (1574.5 sq. feet)

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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

White Crest, Cliff Drive, 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		
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		
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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