



Little Acre , Ynyslas
Borth Ceredigion SY24 5JX
Guide price £325,000



For Sale by Private Treaty

A detached 3 Bedroomed bungalow with garage and large garden in enviable location near the Dyfi Estuary known as

Little Acre
Ynyslas
Borth
Ceredigion
SY24 5JX

Little Acre has been developed on a large level plot and has ample off-road parking and room to extend subject to obtaining the necessary planning consents. The accommodation has been well looked after but is in need of some modernisation.

The Dyfi Estuary and the Borth and Ynyslas Golf Course are nearby as highlighted in the aerial photograph. The popular Coastal Resort of Borth is but a short travelling distance, the village having a good range of amenities to include Primary School, General Stores, Cafes and Public Houses. There is a regular bus and train services from Borth to Aberystwyth to the South and Machynlleth to the North. Both the aforementioned towns have a good range of local and National retailers in addition Secondary Schools.

TENURE

Freehold

SERVICES

Mains electricity and water. Private drainage. Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

VIEWING

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

COUNCIL TAX

Band E

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.

Little Acre provides for the following accommodation. All room dimensions are approximate.

FRONT ENTRANCE DOOR TO

PORCH DOOR TO

RECEPTION HALLWAY

Night storage heater, airing cupboard, access to roofspace.
Door to

LIVING ROOM

14' x 11' (4.27m x 3.35m)



Open Victorian slate fireplace, night storage heater, window to fore. Sliding doors to

CONSERVATORY

10'9 x 11' (3.28m x 3.35m)



Double doors to rear.

KITCHEN/ DINING ROOM

18'3 x 9'7 (5.56m x 2.92m)

Single drainer stainless steel sink unit with mixer tap. Range of base units with fitted electric cooker and 4 ring hob. Eye level units with extractor fan, night storage heater, window to rear and side. Door to



BATHROOM
5'5 x 7'5 (1.65m x 2.26m)



Bath with shower over and screen, WC, washbasin, heated towel rail, electric heater and obscured window to rear.

BEDROOM 2
10'6 x 10'7 (3.20m x 3.23m)



Electric slimline heater, window to fore.



BEDROOM 1
10'2 x 10'6 (3.10m x 3.20m)



Window to rear.

BEDROOM 3
7'1 x 9'6 max (2.16m x 2.90m max)



L shaped. Window to fore, shelving.

REAR PORCH
6'6 x 3'9 (1.98m x 1.14m)

EXTERNALLY

Gated vehicular access to vehicular hardstanding with access to detached garage (13'9 x 9'9). Front and side doors.

Front lawned garden, paved patio area and large rear lawned garden.



DIRECTIONS

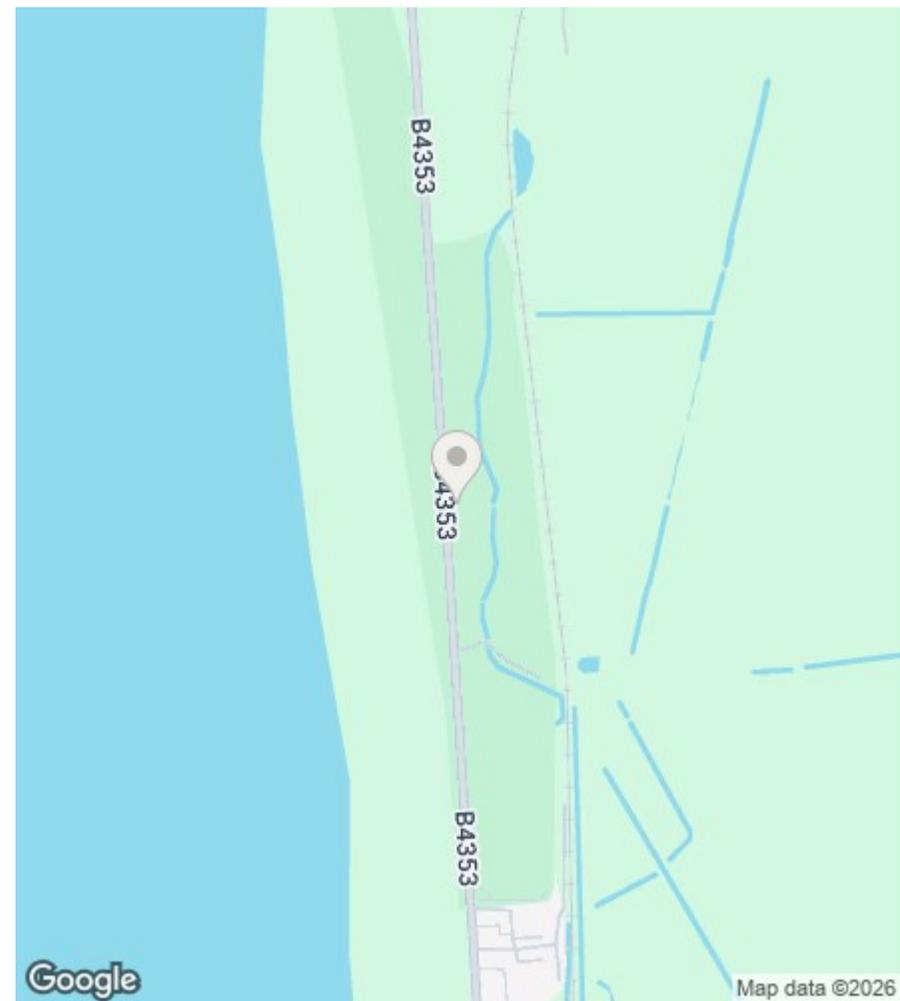
OS Grid Reference SN 60794 92833

(What3Words: marshes.remarried.overlook)

From Aberystwyth take the A487 trunk road North to Bow Street. On the Northern edge of the village turn left (near garage) on to the B4353. Proceed through Borth to Ynyslas. Turn/Keep left at the bus stop and proceed towards the Estuary and Little Acre is on the right-hand side denoted by a For Sale Board.







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	