



Otago ,
Borth SY24 5JP
Guide price £275,000



A semi detached 2/3 bedroomed house in the heart of Borth. With first floor sea views and off road parking to the fore and a lengthy garden to the rear.

Otago has been well looked after by the vendors and benefits from oil fired central heating and double glazing. There are uninterrupted sea views from the first floor and a pleasant outlook over open countryside to the rear

The popular coastal resort of Borth is situated just 7 miles to the North of Aberystwyth. The aforementioned town has a good range of both leisure and educational facilities for the large local and student population. There are good local amenities at Borth that include public house, primary school and general stores. There is also a railway station at Borth for ease of access to Aberystwyth, also Machynlleth to the North. The Dyfi estuary is also nearby at Ynyslas.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage

COUNCIL TAX

Band C

VIEWING

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

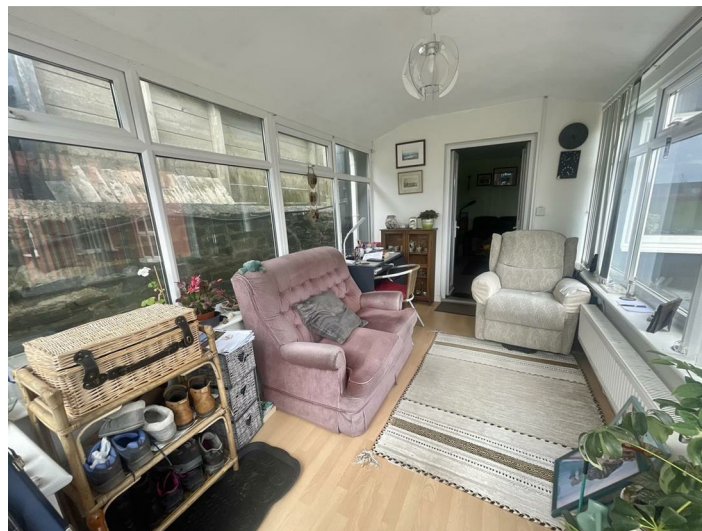
Otago provides for the following accommodation. All room dimensions are approximate.

Ground Floor

Double doors to

Conservatory

7'4 x 12'5 (2.24m x 3.78m)



Radiator, laminated floor. Door to

Living Room

13'2 x 12'3 (4.01m x 3.73m)

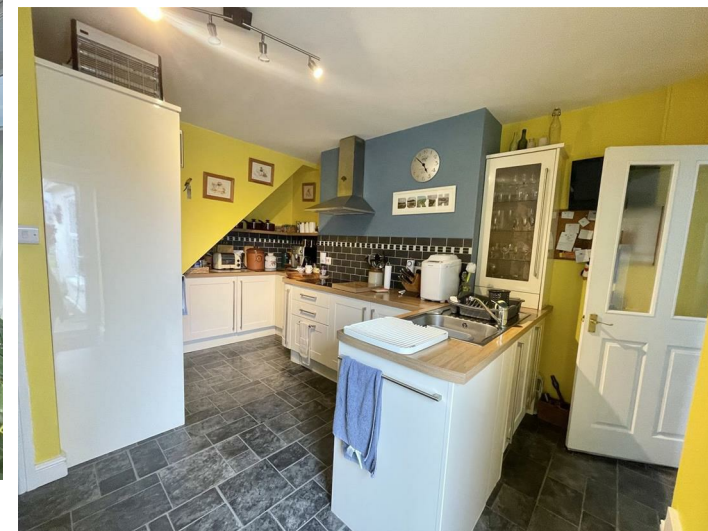


Multi fuel room heating range (not tested) with recess cupboard to side, Tele point

Inner Hallway stairs to first floor

Kitchen

12'2 x 11 max (3.71m x 3.35m max)



Single drainer stainless steel sink unit with mixer tap. Range of base units with integrated electric cooker and 4 ring hob. Eye level unit and stainless steel extractor hood. Tiled splashbacks cooker point, radiator and door to rear garden.



Utility Room
6'3 x 5'5 (1.91m x 1.65m)



Free standing worcester oil fired central heating boiler,
plumbing for washing machine, tiled floor.

Shower Room
7'1 x 7'4 (2.16m x 2.24m)



large shower cubicle, WC, wash hand basin, radiator

First Floor Accommodation

Bedroom 1
11'2 x 12'2 (3.40m x 3.71m)



Window to fore with sea view, radiator

En Suite showeroom
4'1 x 5 (1.24m x 1.52m)



Wash hand basin, WC, shower cubicle. Heated towel rail.
Full splashbacks



Attic Bedroom

11 x 15 max sloping (3.35m x 4.57m max sloping)



Directions

Grid Reference – SN60840 90538

From Aberystwyth proceed North on the A487 trunk road to Bow Street. On the Northern edge of the village turn left on to the B4353 road and proceed to Borth. The property is towards the Ynyslas side of the village on the right just after the Surrey Cafe. The property is denoted by a for sale What Three Words – alpha . Perform . Appear (or very near!)

Bedroom 2

10'3 x 11'2 (3.12m x 3.40m)



4 Velux windows, cupboards

Externally



Feature fireplace, airing cupboard with radiator, window to rear, radiator.

Front driveway to carport. To the rear - Garden shed, decked area, lawn and summer house.

Second Floor



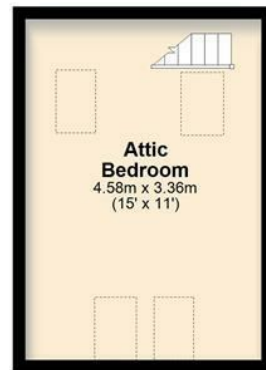
Ground Floor
Approx. 50.9 sq. metres (547.9 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.5 sq. feet)



Second Floor
Approx. 20.3 sq. metres (218.9 sq. feet)

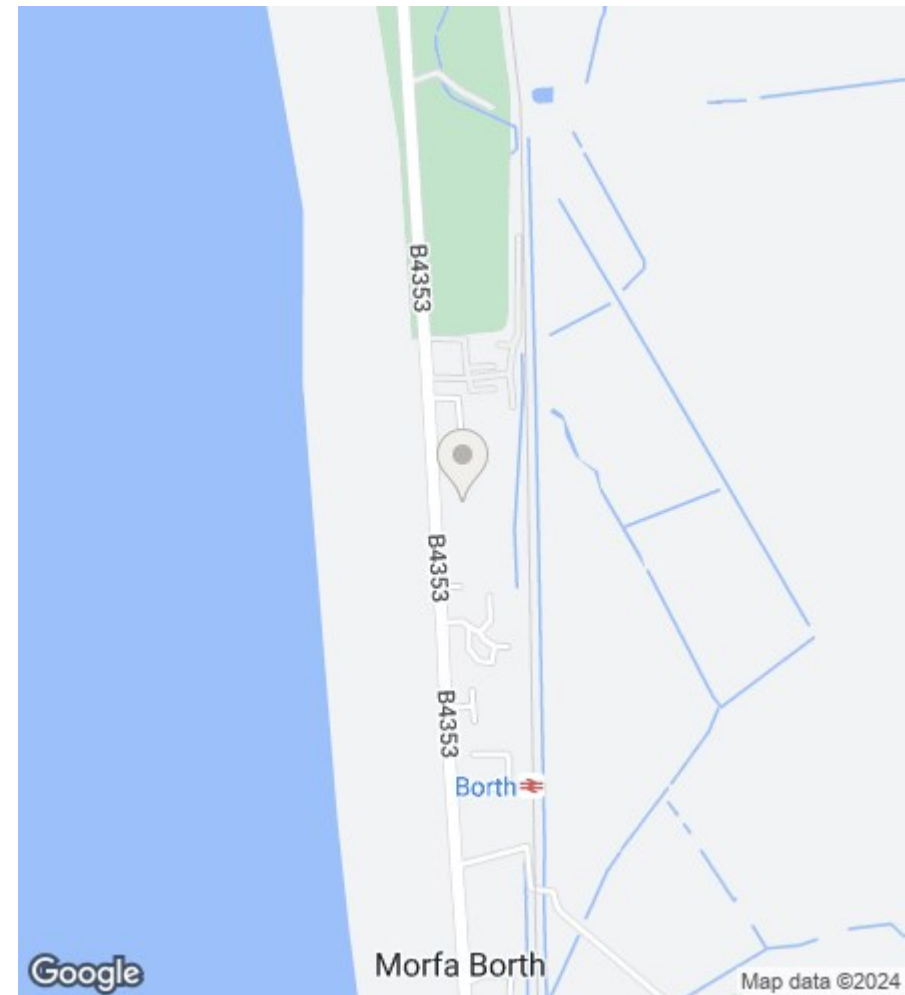


Total area: approx. 104.4 sq. metres (1123.3 sq. feet)

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.

Otago, 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			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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