



**Little Cottage , Glanwern**  
**Borth, Aberystwyth Ceredigion SY24 5LT**  
**Guide price £197,000**



## A pretty ,traditional, character

two bedroom cottage with off-road parking.

The property is situated at Glanwern, which is within walking distance of the coastal resort of Borth which provides for local amenities to include general stores, health centre, primary school and public houses. There is a railway station at Borth for the ease of access to Aberystwyth which is but 7 miles travelling distance to the south.

Aberystwyth has a good range of both local and national retailers in addition to the major employers such as the University, Bronglais hospital and the National library of Wales.

Little cottage has been modernised but still retains original features which will be evident from inspection. Externally there is a side paved patio area and off-road parking.

### TENURE:

Freehold

### SERVICES:

Mains electricity, water and drainage. Double glazing. Heating by means of Dimplex Eco Quantum storage heaters, using Economy 7 to most rooms.

### COUNCIL TAX:

Band D

### VIEWING:

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

Please Note - No un-authorized visits or viewings.

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

## GROUND FLOOR

### SOLID ENTRANCE DOOR TO PORCH

with hardwood folding doors to

### OPEN PLAN LIVING/DINING ROOM

9' x 15'2" & 7'4" x 7'2" (2.74m x 4.62m & 2.24m x 2.18m )



with bay window to fore, fireplace with multi-fuel heating range with feature bread oven. Stairs to 1st floor accommodation, oak timber (engineered) flooring, recess cupboard and Dimplex Eco Quantum night storage heater (using Economy 7.)



### SINGLE BEDROOM 1

7'9" x 7'1" (2.36m x 2.16m )

with window to fore and wooden floor.

## KITCHEN

7'1 x 6'5 (2.16m x 1.96m )



comprising base units with built-in Prima electric cooker with 4 ring hob. Stainless steel splashback's, single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, quarry tiled floor and window to rear. Velux window and electric towel rail radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

with cupboard housing the hot water cylinder and doors to

## MASTER BEDROOM 2

14'9 x 14'8 (4.50m x 4.47m)



(part sloping headroom) with exposed beams, Dimplex Eco Quantum night storage heater (using Economy 7) and windows to fore and rear.



## BATHROOM

5'8 x 6'7 (1.73m x 2.01m)



comprising bath with Myra shower over and screen. Pedestal wash hand basin and WC. Heated towel rail and splashback's.

## EXTERNALLY

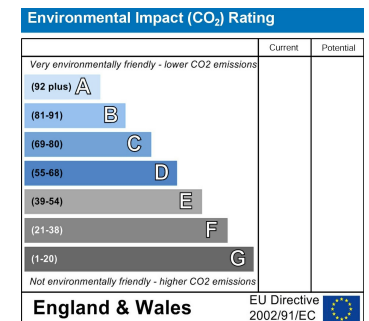
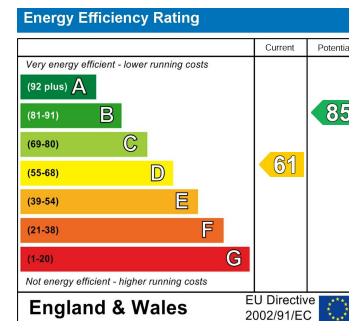


Paved front garden area with stone and pedestrian access. Pretty side paved patio with off-road parking, masonry BBQ, and garden shed

## DIRECTIONS

(OS Grid Reference SN61194 88822)

From Aberystwyth take the A487 trunk road North up Penglais Hill for approximately 4 miles to Bow Street. On the northern edge of the village turn left (at the garage) onto the B4353 Borth road and proceed to Glanwern. The cottage is on your left hand side towards the Borth side of the village.



16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
 Tel/Ffon: 01970 626160  
 Email/E-Bost: sales@aledellis.com