



**Y Gilan Dol-Y-Bont, Borth**  
**Aberystwyth Ceredigion SY24 5LX**  
**Guide price £325,000**



Well positioned in the village, a detached centrally heated and double glazed bungalow with detached garage and pleasant garden.

The bungalow enjoys a slightly elevated location in this picturesque village. Although there are other properties nearby the property is private with a pleasant outlook from the Living room over the village. Local amenities are within a short travelling distance and the popular coastal resort of Borth to include General stores, Primary School and Public Houses. There is also a railway station at Borth for ease of access to Aberystwyth, Machynlleth and beyond. Aberystwyth has a good range of both local and national retailers to cater for the large student and local population.

### TENURE

Freehold

### SERVICES

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

### COUNCIL TAX

BAND E

### VIEWING

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

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

### FRONT ENTRANCE DOOR

with glazed side panel to

### RECEPTION HALLWAY



with radiator, French doors to rear, cloak cupboard, linen cupboard and doors to

### KITCHEN/DINING ROOM

18'9 x 14' max (5.72m x 4.27m max)



Kitchen area - comprising of 1 ½ bowl stainless steel sink unit with mixer tap, base units with appliance spaces and worktops over. Hotpoint dishwasher, Beko electric cooker and window to side. Tiled splashback, cooker point and radiator.



Dining area –with patio doors to garden and radiator.

### L SHAPED UTILITY ROOM

13'3 x 5'5 min (4.04m x 1.65m min )



comprising single drainer stainless steel sink unit, eye level units, Bosch automatic washing machine and Hotpoint upright fridge/freezer. Free-standing Worcester oil fire central heating boiler, windows and door to side. Part tiled floor.

### LIVING ROOM

13'4 x 16'3 (4.06m x 4.95m )



with Charnwood wood burner set on slate hearth, large picture window to side, two other side windows, wall lighting and radiators.

### SEPARATE WC

with wash handbasin.

### BEDROOM 1

11'3 x 9'3 (3.43m x 2.82m )



with window to side and fore. Fitted cupboard and radiator.

### BEDROOM 2

9'7 x 9'7 (2.92m x 2.92m )



with window to side, fitted wardrobe and radiator.

### BEDROOM 3

11'3 x 9'2 (3.43m x 2.79m )



with window to fore and side. Fitted wardrobe and radiator.

### BATHROOM

9'1 x 6'8 (2.77m x 2.03m )

comprising bath with Mira shower and screen. WC and wash hand basin. Obscured window to side and radiator and part tiled walls.

### EXTERNALLY

Electronically controlled gated vehicle access, timed sensor front and side lights and hardstanding with access to

### DETACHED GARAGE

9' x 25' approx (2.74m x 7.62m approx)

including garden shed and fuel store.

Lean to potting shed.

### GARDEN

Large garden well stocked with trees and shrubs.

Front garden mainly laid to lawn with trees and shrubs border

### DIRECTIONS

From Aberystwyth take the A487 coastal trunk road North for 4 miles to Bow Street. On the northern edge of the village turn right (near garage and pub) on the B4353 Borth road and proceed for 2 miles before turning right (just after the railway bridge) to Dol Y Bont. Proceed over the humpback bridge and the bungalow is on your right hand side just after the former chapel.

what 3 words – driveways.frantic.pavilions



### Ground Floor

Approx. 115.0 sq. metres (1237.8 sq. feet)



Total area: approx. 115.0 sq. metres (1237.8 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

### Y Gilan, Dol Y Bont, BORTH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

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