



4 Bedroom Detached Bungalow
Westward Ynyslas
Borth, Ceredigion. SY24 5JX

ASKING PRICE: £465,000
www.iestynleyshon.com



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This dormer bungalow in Ynyslas is more than just a home; it's a lifestyle choice for those who appreciate the blend of coastal living and natural beauty. Whether you're looking for a peaceful retreat or a vibrant family home, this property offers the best of both worlds. Stunningly located in Ynyslas, near the beautiful sand dunes, the Dyfi Estuary, and nearby beaches, this property is situated in an area of quite outstanding beauty. The village of Borth, just a short distance away, and the connecting bus stop in walking distance. The village provides a good range of local amenities including primary education, public houses, a train station, Bijou Cinema, Doctors surgery and an 18-hole championship golf course. Superbly positioned across from the Ynyslas Sand Dunes and golf links, offering direct access to some of the most scenic landscapes in the region. The property faces onto the Dyfi National Nature Reserve, providing far-reaching views of the Snowdonia National Park, the Cambrian Mountains, and the stunning Cardigan Bay coastline. This exceptional setting is perfect for those who appreciate natural beauty and outdoor activities.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

Front entrance door leading to:

Storm Porch

With entrance door leading to:

Reception Hall Way

With panel radiator, window to front, stairs to first floor and doors leading to:

Lounge 5.31m x 4.25m

With a bow window at the front and window to side adding natural light. The room features a Morso solid fuel stove with a brick surround and hearth, three twin power points, and striped pine floorboards.

Kitchen 4.20m x 4.00m

Featuring a range of modern oak-fronted fitted base and eye level units, including an integral fridge, integral dishwasher, 8 pan drawers. Central island with cupboards. Granite worktops above with a single sink. Rangemaster oven with part induction hob. Additional features include ceiling downlights, a panel radiator, four twin power points, and double openings leading to:

Dining Room/Family Sitting Room

Large feature apex window to the rear with aspect of rear garden and distant views of the Cambrian mountains. Pedestrian door to one side and double patio doors to the other side leading outside. The room has a tiled floor, a vaulted ceiling with 2 Velux roof windows adding natural lights, 4 twin power points.

Internal Hall

With doors to:

Shower Room

Low flush WC, pedestal wash hand basin, shower cubicle, chromium towel radiator, fully tiled walls, storage cupboard.

Utility Room

With Worcester oil fired boiler which heats hot water and central heating, plumbing of automatic washing machine.

Rear Bedroom 3.36m x 2.45m

Window to rear, panel radiator, 2 twin power points, currently a music room.

Main Bedroom 4.54m x 3.33m

With bow window to front, double panel radiator, 3 twin power points.

FIRST FLOOR

Approached by easy rise staircase to:

Central Landing

With access hatch to apex roof space, single power point and door to:

Bedroom 4.13m x 3.67m

Dormer window to rear, built in wardrobes, other storage cupboard, 3 twin power points.

Shower Room

Includes a pedestal wash hand basin, low flush WC, shower cubicle with a Triton electric shower unit above, and a Velux roof window.

Bedroom

With 2 Velux windows adding natural lights, double panel radiator, 2 twin power points.

Outside

At the front, there is an open-plan garden mainly laid to lawn with flower borders and a driveway leading to an attached garage (6m x 3m) with a pedestrian door to the rear garden. The deep, level garden laid to lawn and offers distant views of the Cambrian Mountains.

Services

Mains, electric, water and drainage, oil fired central heating system, council tax band

General

Whether you are drawn to the coastal views, the proximity to natural reserves, or the convenience of nearby amenities, this property promises an unparalleled living experience in one of the most picturesque areas of Wales. This is an excellent opportunity to purchase a superb detached dormer bungalow that has been renovated and extended to provide a modern family home. The property offers convenient access to the beach and the sand dunes of Ynyslas. For more information, please contact Iestyn Leyshon at 01970 626585.

