



IESTYN  
LEYSHON  
FRICS

3 Bedroom Semi-detached House  
23 Heol Aberwennol  
Borth, Ceredigion. SY24 5NP

ASKING PRICE: £199,950  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## 23 Heol Aberwennol, Borth, Ceredigion. SY24 5NP

Nestled in the picturesque coastal village of Borth, this delightful freehold semi-detached house is a true gem for seaside living. Built by the local authority and thoughtfully designed, the home boasts 3 comfortable bedrooms and a modern shower/wet room on the first floor. The ground floor offers a spacious lounge for relaxing and entertaining, along with a sociable kitchen. The property features both a charming front garden and an enclosed rear garden, ideal for outdoor dining or family play. A pedestrian side access ensures privacy and ease of movement. Set within a peaceful community, this home offers the perfect balance of coastal tranquility and everyday convenience.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

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.

Borth's village amenities, including shops, a train station, and the beach, are all within easy reach, providing a relaxed coastal lifestyle. For more extensive shopping, dining, and cultural experiences, the vibrant University town of Aberystwyth is just 8 miles away, offering excellent transport links to surrounding areas. Built 50 years ago with sturdy traditional masonry walls and a durable concrete-tiled roof, this home combines timeless construction with potential for modern updates. It's a fantastic opportunity for anyone looking to embrace the laid-back beauty of seaside living while enjoying the convenience of a well-connected community.

#### GROUND FLOOR

The accommodation is arranged over two floors and comprises as follows: UPVC double glazed front entrance door leading to:

##### Reception Hall

With stairs to first floor, panel radiator, and door to:

##### Lounge 4.15m x 3.73m

With window to front, Feature stone built fireplace with electric fire insert. Twin power point.

##### Kitchen/Breakfast Room 4.00m x 2.70m

With a range of fitted units comprise of five base cupboards six drawer cupboards Mid mounted fitted electric oven(Not working) Work top above incorporating single drainer sink. Four ring electric hob. Plumbing for automatic washing machine. Two twin power points. Cooker control with power point. Built in pantry.

##### Rear Entrance Hall 3.12m x 1.33m

With door to outside rear. Twin power point. Electric consumer unit and meters.

#### FIRST FLOOR

Approached by easy rise staircase to:

##### Central landing

With doors to:

##### Bathroom/Wet Room

With shower area with Mira electric shower units above, pedestal wash hand basin, extractor fan.

##### Rear Bedroom 3.14m x 3.00m

With patio door to timber deked balcony, double panel radiator, twin power points. Double linen cupboard.

##### Main Bedroom 3.78m x 3.26m

With window to front, double panel radiator, twin power point.

##### Front Bedroom 2.90m x 2.20m

With window to front, double panel radiator. Twin power point.

##### Outside

To front, forecourt garden with established trees and shrubs. Pedestrian access to enclosed rear Garden with timber built garden store shed. Aluminium Greenhouse. PVC oil storage tank. External Worcester oil fired boiler which heats hot water and central heating.

##### Services

Mains electric, water and drainage. Oil fired central heating system. Council Tax Band C average annual cost £1,870.

##### General

The property was found in satisfactory standard of condition throughout. Ideal for first time buyers or families seeking a comfortable home in a popular seaside village with good local amenities. For further details apply to Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewings.,



Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

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.