



4 Bedroom Detached Bungalow
Arfryn, Francis Road,
Borth, Ceredigion. SY24 5NJ

ASKING PRICE: £265,000
www.iestynleyshon.com



Arfryn, Francis Road, Borth, Ceredigion. SY24 5NJ

This detached bungalow offers good size rooms which can be re-furbished to individual taste and requirements. It is situated in upper Borth on the cliff in a popular residential area and can be found on a corner plot near the primary school. The locality is enjoying ever increasing popularity as a seaside resort. It has a 2 mile stretch of sandy beach and excellent recreational facilities including an 18 Hole Golf Course. There are shopping facilities in the village. There is also a Primary School and regular bus and train service operating to all parts of the country. The residence has been built on an individual plot with sea views enjoyed from the attic bedroom. The property was built some 70 years ago. The design and construction of the property is traditional built with rendered external elevations. The roof is pitched and laid with tiles.

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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.

Recess Storm Porch

With Upvc double glazed door leading to:

Reception Hallway

With panel radiator. Peddle stairs to Attic Bedroom and doors to:

Lounge 5.15m x 3.82m

With Bay window to front and other window to side adding natural lights. Double panel radiator. Two twin power points. Parkray Solid fuel stove fire.

Main Bedroom 3.73m x 3.71m

With window to front and side. Panel radiator. Single power point.

Rear Bedroom 2.76m x 2.75m

With window to rear. Panel radiator. Single power point.

Sitting Room 3.66m x 2.75m

With widow to side with sea views and glazed door leading to covered rear entrance hall. Panel radiator. Single power point. 3rd Bedroom option.

Bathroom

With coloured suite comprises of panel bath, low flush WC, Pedestal wash hand basin. Panel radiator.

Airing Cupboard

Housing factory lagged hot water cylinder with electric immersion heater.

Kitchen 3.70m x 2.73m

With range of fitted base and drawer cupboards. Worktops above incorporating single drainer stainless steal sink. Panel radiator. Three twin power points. Plumbing for automatic washing machine. cooker control with power point. Electric meters and consumer unit. Door to:

Dining Room 3.13m x 2.97m

With window to rear. Panel radiator. Twin power point Night storage heater. Door to covered rear entrance hall and door to:

Utility Room

With window to side. Single drainer sink. Twin power point cooker control with power point. Firebird freestanding oil fired central heating boiler.

First floor

Within the slope of the roof space and approached by peddle stairs case.

Attic Bedroom 4.20m x 2.78m

With dormer windows to front and rear with sea views to rear. Three twin power points Night storage heater. Built in eaves storage space and door to:

EnSuite.

With built in shower cubicle with electric shower unit above. Low flush WC. Pedestal wash hand basin. Velux type roof window adding natural light.

Outside

Vehicular access driveway leading to:

Detached Garage 4.20m x 3.00m

Brick/block built under a pitched roof laid with tiles.

Garden

The garden mainly lies to the front and side laid to lawn with ornamental trees and shrubs. PVC oil tank to rear.

Services

Mains electric, Water and Drainage. Oil fired central heating System. Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			67
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate.