

Borth

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Viewing Arrangements
Strictly by appointment
through Alexanders



Glanrhyd house

Asking Price £153,000


Edwardian one bedroom house in Borth offers a charming seaside retreat with the potential for updates to make it your own.

This Edwardian one bedroom house in Borth offers a charming seaside retreat with the potential for updates to make it your own. The living room's UPVC bay window provides a glimpse of the coastal surroundings, while the bedroom's exposed beams add character. The kitchen and bathroom present opportunities for modernization, and the quaint courtyard offers outdoor space. Additionally, the presence of an office/dressing room provides flexibility for various lifestyle needs.

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LIVING AREA: The living room's bay window captures the essence of seaside living and offers panoramic views of the seaside surroundings. With the kitchen nearby, the ceiling is adorned with elegant beams that add character and charm to the living area. The tiled flooring enhances aesthetics and ease of cleaning. An elegant staircase gracefully rises to the first floor, adding an air of sophistication. A communicating door seamlessly connects the living room to the kitchen, making it an ideal space for socializing. This property is perfect for those seeking a cozy seaside retreat.

Kitchen: Although in need of modernization, this kitchen provides a solid foundation for customization and personalization. The kitchen includes a functional sink, perfect for meal preparation and dish washing. Multiple power points are available allowing for versatile use of kitchen appliances and equipment. Ample storage space is offered by seven built-in units, providing room for utensils, cookware, and pantry items. A UPVC window on the side elevation brightens the space with natural light and offers a glimpse of the outdoor surroundings. For easy access to the outdoor area, a UPVC door leads to the rear elevation, where you'll find a small courtyard.



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LANDING: Open tread stairs rise to the first floor which offers not only functional access to the first floor but also a design element that adds character and style to the property. The open design of the staircase contributes to the unique charm of this historic home.

BEDROOM: Two windows grace the front elevation of the bedroom, flooding the space with natural light. These windows offer picturesque views of the surroundings, making waking up in the morning a delight. The bedroom is adorned with timber flooring, which not only adds warmth but also complements the vintage charm of the Edwardian era. Exposed wooden A-frame and beams on the ceiling create a rustic and cozy atmosphere. The bedroom features two doors, allowing for easy access to different areas of the house. These doors enhance convenience and flow within the living space.

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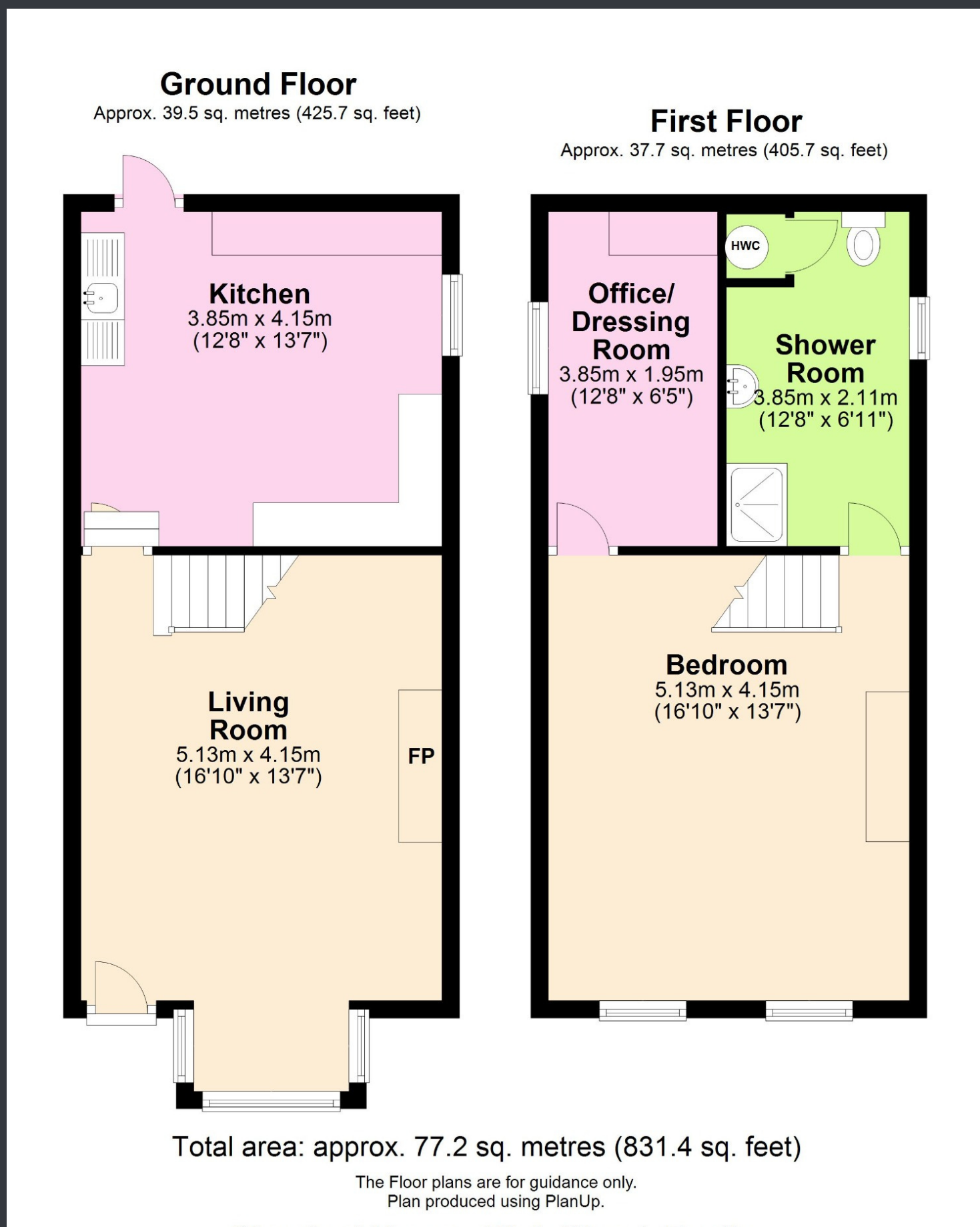


OFFICE/ DRESSING ROOM: A versatile office/dressing room that can cater to your specific needs. Whether you require a quiet workspace with natural light or a dressing room this room provides the perfect setting. The exposed beams add a touch of character and history to the space, making it a delightful part of the property. Equipped with power points, this room is well-suited for setting up a functional home office or a dressing area with the convenience of electrical outlets for appliances or devices.

BATHROOM: This Edwardian house presents a bathroom that, while in need of modernization, offers essential amenities and functionality. With a double-glazed UPVC window for natural light, accessibility features like the disabled shower unit, and the potential for customization, this space provides the opportunity to create a comfortable and personalized bathroom to suit your needs and preferences.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

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IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2023

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask you for your cooperation in order that there will be no delay in agreeing the sale

VIEWINGS

Accompanied. Call 01970 636000 or contact sales@alexanders-online.co.uk for more information

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