



alexanders
Estate Agency

Borth

	3
	1
	2

Viewing Arrangements
Strictly by appointment
through Alexanders

Borth

Asking Price £190,000

Situated in the heart of the coastal village of Borth, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for buyers seeking a seaside lifestyle.

The property benefits from efficient air source heating, a practical lean-to conservatory, and a generously sized enclosed rear garden—perfect for outdoor enjoyment. Located within walking distance of the beach and local amenities, this home is ideal for families, first-time buyers, or those looking for a peaceful retreat by the sea.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

All please note: Whilst every care is taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract. Measurements are approximate and plans included are for illustrative purposes.

Borth

	3
	1
	2



ENTRANCE

Front door entrance to reception hallway.

HALLWAY (1.36m x 1.14m)

Stairs to first floor door leads to;

LOUNGE (3.84m x 4.47m)

Carpeted flooring, electric fire with surround, power points, radiator, large front-facing window, and a door leading to:

KITCHEN (5.44m x 3.02m)

Comprising a single-drainer stainless steel sink unit, base and eye-level units, and an electric cooker with a 4-ring hob. The kitchen also features a breakfast bar, tiled walls, a radiator, a side door, and a rear-facing window overlooking the lean-to conservatory. A door at the rear leads directly into the lean-to.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Borth

	3
	1
	2



LANDING

Opaque window to the side elevation, loft access, and doors leading to:

BATHROOM

The suite comprises a bath with an overhead shower, a low-flush W.C., and a hand wash basin. The bathroom is fully tiled and features and a large opaque window to the rear elevation.

BEDROOM TWO (3.12m x 3.05m)

Rear-facing window, radiator, and built-in storage space.

BEDROOM ONE (3.79m x 3.18m)

Large front-facing window and radiator.

BEDROOM THREE (2.26m x 2.90m)

Front-facing window, radiator, and built-in storage with shelving.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000



Borth

	3
	1
	2

LEAN-TO (4.82m x 2.67m)

Featuring a polycarbonate roof, a worktop, plumbing for a washing machine, and space for additional white goods. A rear-facing window offers views of the garden, while white UPVC glass-panelled French doors provide direct access to the rear garden.

EXTERIOR

Enclosed rear garden with a hedgerow, featuring a patio area, a lawn, and an additional patio space at the end of the garden. The garden is complemented by various mature shrubs and trees. Side access provides convenient entry to and from the front of the property.

IMPORTANT INFORMATION

TENURE

Freehold

SERVICES

This property is connected to mains electric and water and features air source central heating, along with double-glazed windows throughout.

ADDITIONAL INFORMATION

The property is conveniently located in Borth, ensuring easy access to amenities and attractions while offering a peaceful residential retreat. Benefits from comprehensive 4G coverage across all mobile networks.

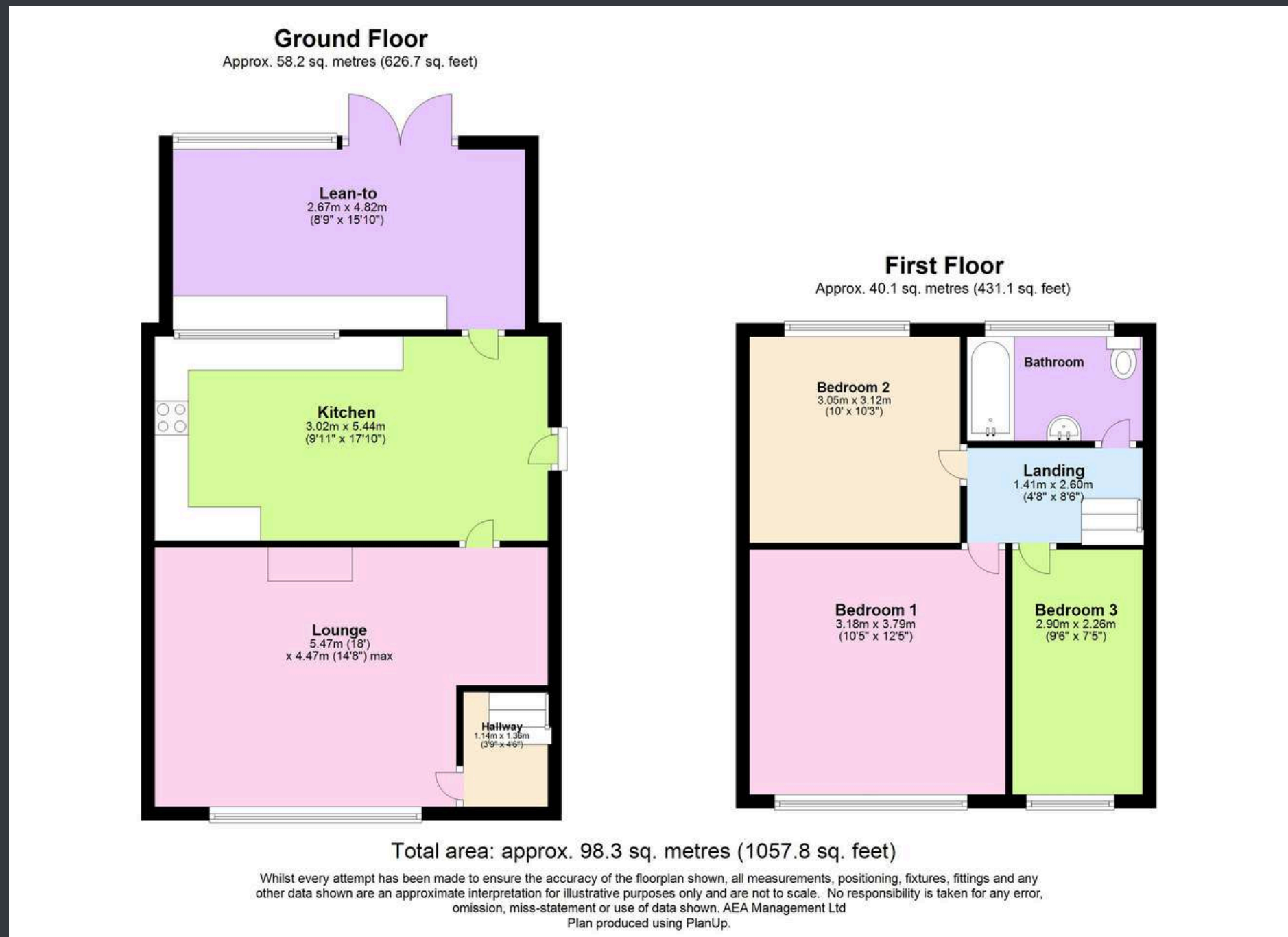
Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

Borth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2025 - 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.

COPYRIGHT

© 2024 by Alexanders Estate Agency. All rights reserved. This publication or any portion thereof may not be reproduced or used in any manner whatsoever without the express written permission of the publisher, except for the use of brief quotations in a property review.

Cambrian Chambers
Terrace Road
Aberystwyth
Ceredigion
SY23 1NY

E: sales@alexanders-online.co.uk
W: www.alexanders-online.co.uk
T: 01970 636000

All please note: Whilst every care is taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract. Measurements are approximate and plans included are for illustrative purposes.