



**TY GWYN
GLANWERN
BORTH
CEREDIGION
SY24 5LT**



- **DELIGHTFUL PRETTY COTTAGE IN NEED OF RENOVATION**
- **5-BEDROOMS, 3 RECEPTION ROOMS & SET WITHIN 3-ACRES (approx)**
- **CLOSE TO THE POPULAR COASTAL VILLAGE OF BORTH (0.3miles)**

DESCRIPTION

A delightful and pretty detached country style cottage, being set within 3 acres (*approx*) of adjoining land. Whilst the property requires renovation and improvement works – it allows the opportunity for prospective purchasers to acquire a property offering so much potential - yet retaining much character and being situated in such a generous amount of land – all within 0.3 of a mile from the Cardigan Bay coastline and beaches at Borth.

To the interior the property provides for 3-reception rooms, 5-bedrooms, Kitchen and Bathroom. Externally the property has surrounding gardens with a tarmac driveway, parking and turning area and a range of storage sheds/ buildings.

THE LAND*

The land is situated to the rear of the property and, in its entirety the property sits in approximately 3 acres in total. Whilst the land is very overgrown in nature, our clients are awaiting their contractor undertake some improvement works - when the weather allows. Purchasers should walk the land to assess it for their intended use. *Please note. The land has been digitally measured online and buyers should check the site area themselves.

LOCATION

The property is set in a roadside location, adjoining the Bow Street – Borth Road. Whilst the lands adjoin the Machynlleth to Borth railway line, this wasn't considered obtrusive during our inspection and prospective purchasers are urged to view the property to appreciate the location first hand.

The popular coastal village of Borth is within some 0.3 of a mile from the property, with its beaches stretching almost 3-miles towards Ynyslas. The village provides for several everyday amenities to include public houses and eating establishments, general stores, Doctors' surgery and a number of local retailers. There is also a railway station within the village which provides access to nearby Aberystwyth (average of some 15-minutes) Shrewsbury 1 hour 36 (average) and approximately two-and a half-hours to Birmingham.

ASKING PRICE

Offers invited in the region of £238,500 will be considered

ACCOMMODATION – of approximate dimensions

Double glazed main entrance door into:

RECEPTION PORCH

4'4 x 2'8

Double glazed window to side, quarry tiled floor and glass panelled door to:

HALLWAY

Night storage heater, stairs to first floor accommodation, wall shelving, understairs storage cupboard and doors to:

LOUNGE

15'9 x 12'1 (max)

Double glazed windows to front and rear, night storage heater, tiled fireplace, dado rail.

DINING ROOM

15'8 x 10'8 (max)

Double glazed window to front and side, tiled fireplace and night storage heater.

From the Main Hallway, a door leads through to:

SITTING ROOM

17'2 x 13'1 max/ 10'3 min

Fireplace, double glazed window to side and patio doors to side patio, open beamed ceiling and door to:

KITCHEN

16'2 x 7'

Double glazed windows to side and rear, base and wall units, single bowl and drainer sink unit, filter hood, appliance spaces, tiled floor worksurfaces, double glazed door through to:

REAR PORCH

5'8 x 2'10

Tiled floor, double glazed windows to side and rear and double-glazed glass panelled door to exterior.

FIRST FLOOR ACCOMMODATION

HALF LANDING:

With stairs to Main Landing and opening to:

REAR LANDING:

Doors to:

BEDROOM ONE

14' x 7'6

Double glazed window to rear and side, fitted wardrobes.

BEDROOM TWO

13'7 x 10'4

Double glazed window to side, vanity wash hand basin, fitted wardrobes with cupboards over.

From the half Landing- Stairs elevate to:

MAIN LANDING

Entrance to loft area above and doors to:

BEDROOM THREE

10' x 9'2

Double glazed window to front

BEDROOM FOUR

16'2 x 10'11 max/ 8' min

Double glazed windows to front and side.

BEDROOM FIVE

9'6 x 6'6

Double glazed window to front

BATHROOM

12'5 max x 6'7 max

Glazed and tiled shower cubicle with 'Heatstore' shower, panelled bath, pedestal wash hand basin, double glazed window to side low level flush WC, heated towel rail and shelved airing cupboard.

EXTERNALLY

In total, the property sits within approximately 3-acres of its own land – to include:

Paved and low maintenance front garden with gated pedestrian pathway leading to the front entrance door.

Tarmac and gated driveway leads along one side of the property to a further tarmac turning and parking area – providing parking for several vehicles. To the further side of the property are paved patio areas and adjoining gardens with established shrubs. Timber Summer House and two-green/ glass houses.

To the rear of the main dwelling are a range of sheds.

OUTSIDE WC

GARAGE

15'11 x 10'1

Double timber doors.

Extending from the rear of the property is the land whilst overgrown and sloping in nature and provides an ideal area for an extensive further garden or may be suitable for grazing sheep or ponies.

TENURE We are advised that the property is Freehold.

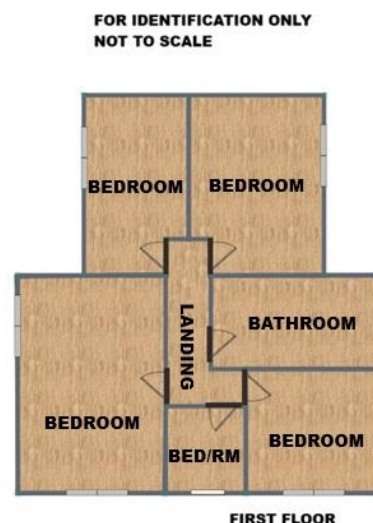
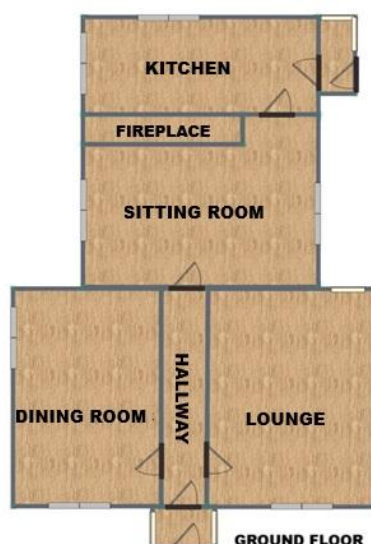
VIEWING Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

what3words [///pins.reinvest.linked](https://www.what3words.com/pins/reinvest.linked)

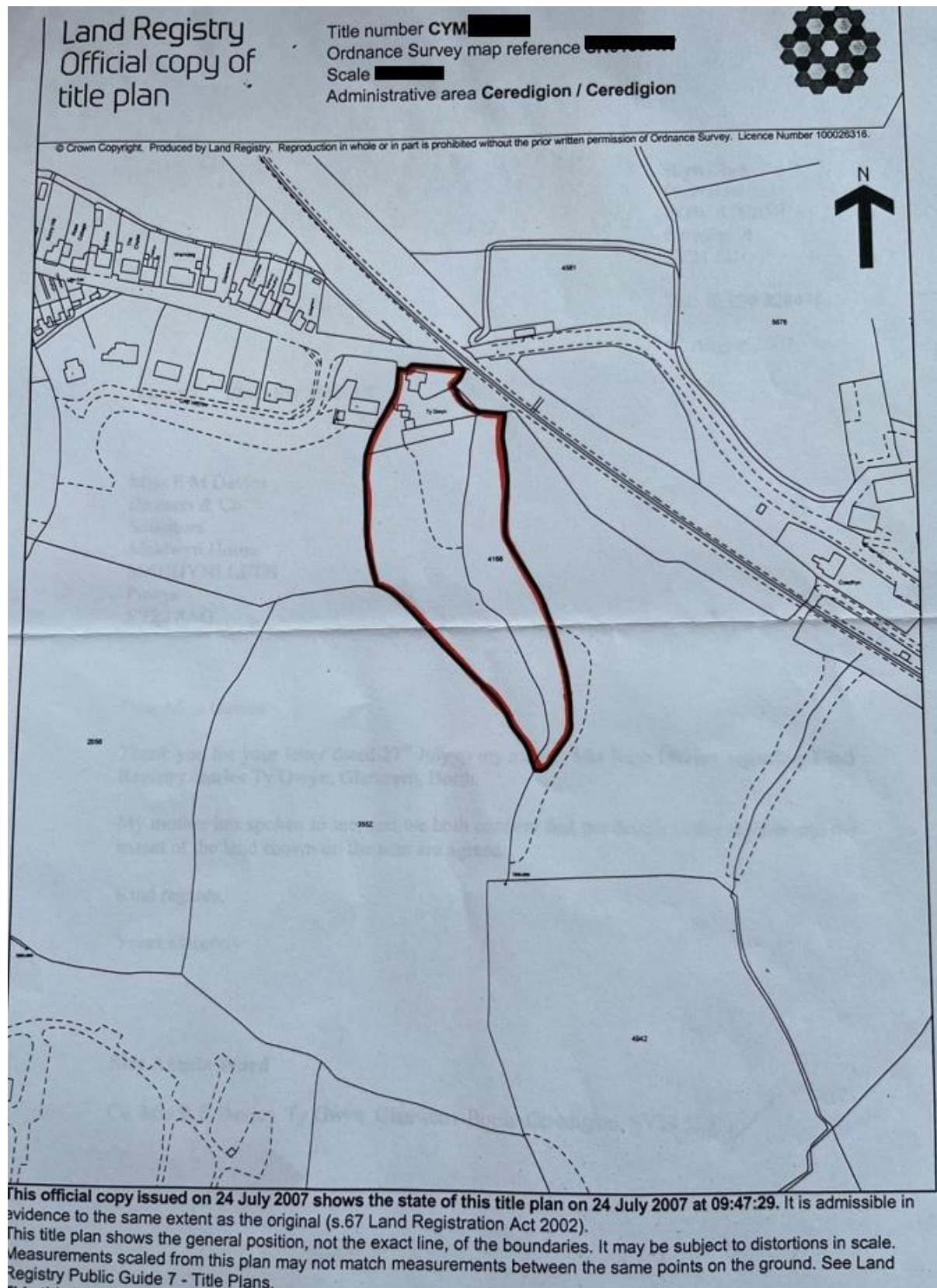
DIRECTIONS Proceed through the village of Bow Street and turn left through Llandre towards Borth. When arriving at Glanwern, approaching Borth proceed under the railway bridge and Ty Gwyn will be found the first property immediately on your left-hand side.

PROOF OF FUNDING We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.



PLAN



EPC

ORDERED 19/12/2024

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you

we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.