



**OVERCHURCH
CHURCH ROAD
BORTH SY24 5HY**



- **DETACHED 2-BEDROOM BUNGALOW**
- **CENTRAL POSITION WITHIN THIS COASTAL VILLAGE**
- **OFF ROAD CAR PARKING AND LEVEL LOW MAINTENANCE GARDEN**
- **WITHIN 100 METRES OF THE BEACH AND CARDIGAN BAY COASTLINE**
- **LEVEL WALKING DISTANCE TO AMENITIES & RAILWAY STATION**

**OFFERS IN THE REGION OF
£225,000**

Well-Presented 2-Bedroom Detached Bungalow, covered car-port and shed – Peaceful Coastal Location in Borth

Tucked away in a quiet and private lane in the heart of the popular seaside village of Borth, this detached 2-bedroom bungalow offers an ideal opportunity for those seeking a peaceful, low-maintenance lifestyle by the coast.

Set on a manageable, level plot with off-road parking and easy-care gardens, the property is perfect for those looking to downsize or enjoy a simpler way of life. The interior is immaculately presented, with recent improvements of energy efficiency upgrades, such as solar panels which we are advised feeds into the Grid and Air Source Heating, ensuring long-term savings and sustainability.

Location

Centrally located within Borth, just off a quiet lane, the home is conveniently close to local shops, pubs, restaurants, a primary school, and an 18-hole golf course. Borth benefits from a mainline railway station, offering easy access to Aberystwyth (8 miles south), North Wales, and beyond.

With beautiful beaches stretching to nearby Ynyslas and its renowned nature reserve, this is a fantastic opportunity to enjoy coastal village living with all the essentials close by.

ACCOMMODATION – of approximate dimensions

Double glazed main entrance door into:

HALLWAY	Night storage heater, entrance to loft area above, cupboard housing water cylinder and doors off to:
LIVING ROOM	15'11 x 12'3/10'3 Double glazed window to front, coved ceiling and double radiator.
KITCHEN	9'6 x 8'1 Base and wall units, single bowl and drainer sink unit, 4 ring ceramic hob with electric oven, plumbing and space for washing machine, tiled floor and splashback, double radiator and double-glazed window to front.

From the Main Hallway a door leads to:

SHOWER ROOM	6'6 x 5'6 Glazed corner shower cubical, vanity wash hand basin, low level flush WC, double glazed window to side and radiator.
BEDROOM ONE	15'11 x 10'3 Double glazed window to rear and radiator.
BEDROOM TWO	12' / 10'2 x 10'2 Double glazed window to rear and radiator.
EXTERNALLY	To the front of the property is a paved car parking area with adjoining low maintenance area with planted borders.
CAR PORT	17'11 x 8'10 situated to the side of the property providing covered area to the main entrance door and door leading through to
UTILITY SHED	9'4 x 8'10 power and lighting connected and rear entrance door.

To the rear of the property is a paved patio area with adjoining lawned garden area planted borders, garden pond and further side pathway.

TENURE

We are advised that the property is Freehold.

SERVICES

We are advised that Mains Electricity, Water and Drainage is connected to the property.

VIEWING

Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

What3Words:

///summer.wrist.dormant

DIRECTIONS

Proceed into the village of Borth. Continue in a northerly direction along the main High Street. Take the right hand turning immediately having passed the last property on your left-hand side and alongside a bed and breakfast onto Church Lane and the property will be found a short distance along on the left hand side of the road.

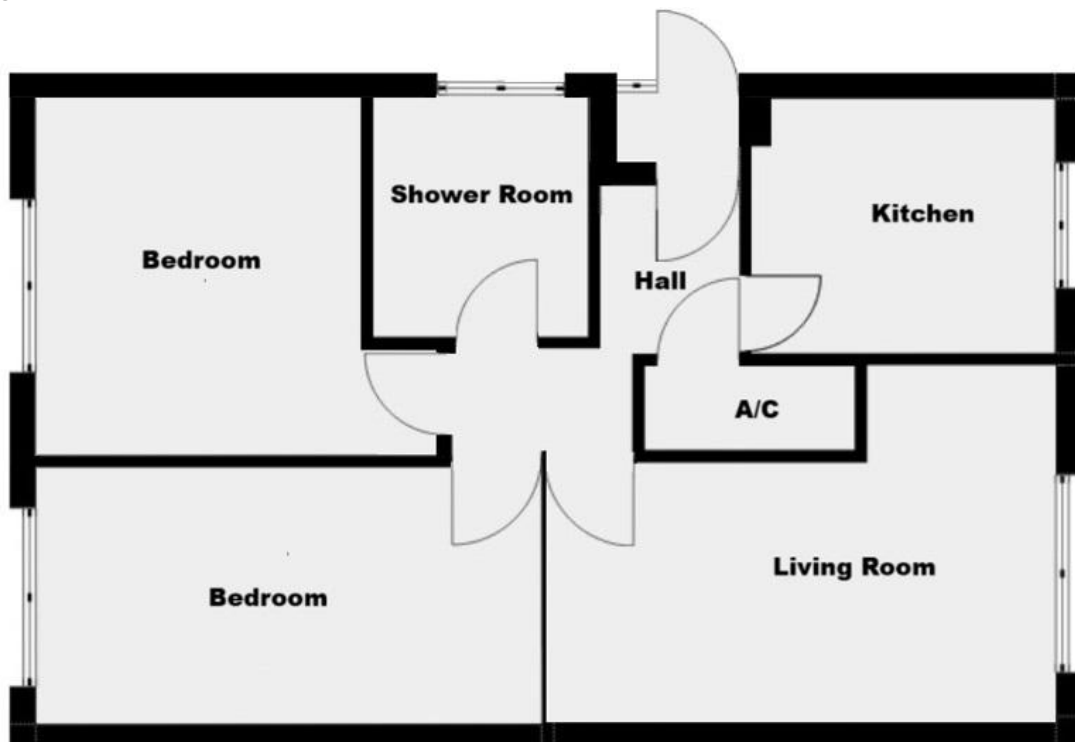
PROOF OF FUNDING

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.

FLOORPLAN



This floorplan is a representation of the internal layout of the property. Not to Scale

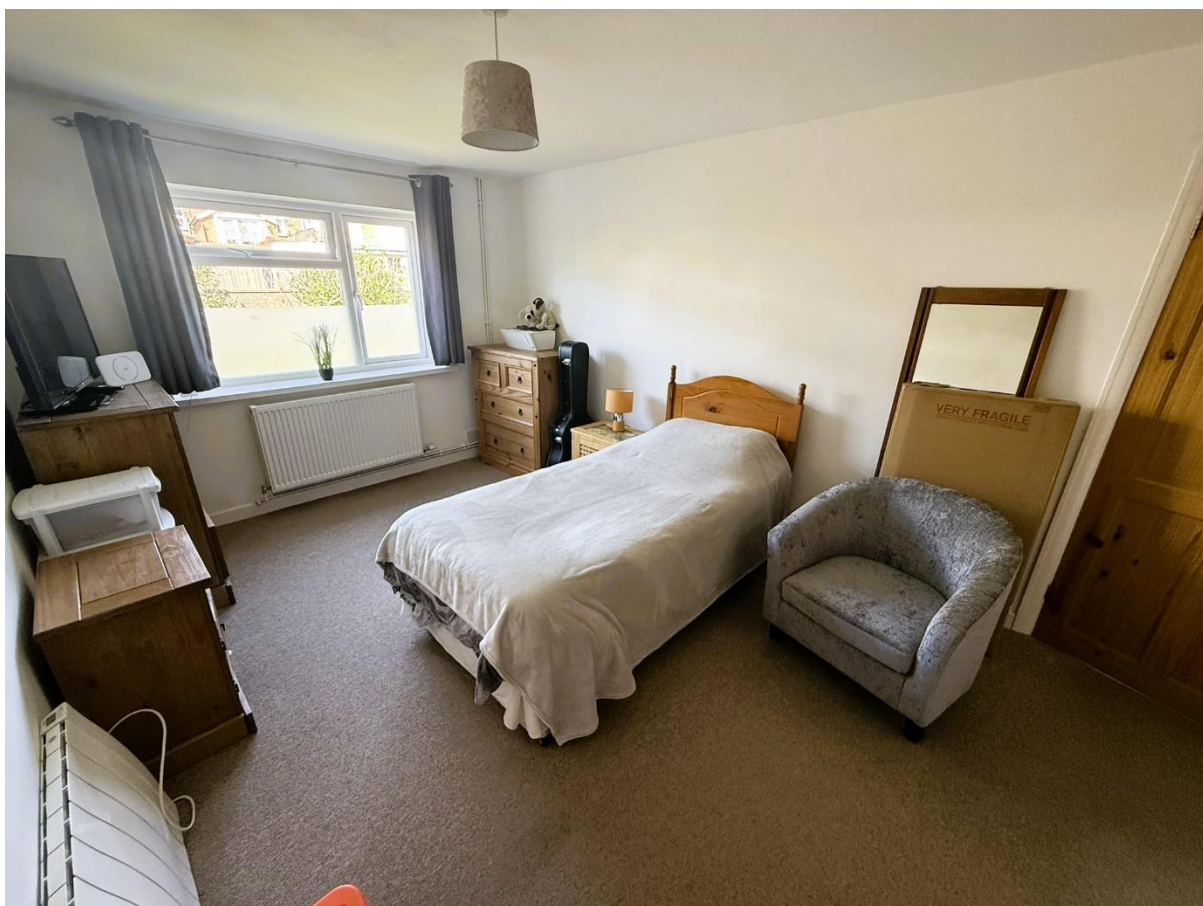
EPC

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2395-3170-2305-2625>









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.