



**GLENROSA
HIGH STREET
BORTH
SY24 5HZ**



- **EXCEPTIONAL BEACHFRONT POSITION ADJOINING THE BEACH WITH DIRECT PRIVATE ACCESS TO THE SHORELINE**
- **STUNNING PANORAMIC SEA VIEWS ACROSS CARDIGAN BAY FROM THE REAR OF THE PROPERTY**
- **SPACIOUS AND VERSATILE 5/6-BEDROOM ACCOMMODATION ARRANGED OVER THREE FLOORS**
- **MODERNISED THROUGHOUT WITH DOUBLE GLAZING, AIR SOURCE HEATING, SOLAR PANELS, AND ADDED INSULATION**
- **CONVENIENT VILLAGE-CENTRE LOCATION CLOSE TO ALL AMENITIES AND RAILWAY STATION**

A Rare Opportunity to Own a Beachfront Family Home with Panoramic Sea Views

Nestled in the heart of this highly sought-after coastal village, Glenrosa is a beautifully presented traditional 5/6-bedroom home enjoying an exceptional beachfront position with direct access onto the beach and breathtaking panoramic views across Cardigan Bay. Set over three spacious floors, this charming and versatile property combines character, comfort, and modern efficiency, making it an outstanding family home or idyllic coastal retreat.

One of Glenrosa's most unique and desirable features is its enviable position adjoining the shoreline itself, allowing residents to step directly from the property onto the beach and enjoy the ever-changing coastal scenery quite literally from the doorstep. The spectacular rear outlook captures uninterrupted sea views across Cardigan Bay, creating a truly special setting that is rarely available.

Occupying a prime position on the village's main thoroughfare, the property is ideally located within easy walking distance of a wide range of local amenities, including a post office, general stores, welcoming public houses, a golf course, a character cinema/restaurant, and places of worship. The popular university and market town of Aberystwyth lies approximately seven miles to the south, with regular bus services available, while Borth railway station provides convenient links to Machynlleth, Shrewsbury, and beyond.

The property has been thoughtfully modernised in recent years and benefits from double glazed windows, air source heating, additional insulation, and solar panels, offering improved energy efficiency alongside its traditional charm.

Internally, Glenrosa offers generous and flexible accommodation throughout, with spacious rooms arranged over three floors, perfectly suited to modern family living or those seeking a substantial seaside property in a prime location. The second floor is currently configured as two bedrooms with an adjoining living room, providing additional flexibility within the accommodation layout.

Rarely does a property in such a remarkable coastal setting combine space, character, direct beach frontage, spectacular sea views, and modern sustainability so effortlessly. Viewing is highly recommended to fully appreciate the unique lifestyle opportunity that Glenrosa has to offer.

PRICE: OFFERS INVITED IN THE REGION OF £450,000

ACCOMMODATION – of approximate dimensions

Main Entrance Door into:

HALLWAY	11'1 x 6'6 max Cloak cupboard, part wood panelled walls, painted exposed timber floor, archway to the Inner Hallway and door to:
LIVING ROOM	14'2 x 11'1 Exposed timber floor, wood burning stove sat on a tiled hearth within a pointed surround with timber mantle, double glazed window to front and radiator.
INNER HALLWAY	Stairs to the first-floor accommodation, pointed stone wall, upright radiator, under stairs storage cupboard and doors to:
DINING ROOM	15'6 min x 9'3 Feature brick fireplace with pointed stone alcoves, exposed timber floor, double glazed sash window to rear.

KITCHEN**15'9 x 8'6**

Double glazed window to rear with sea views, base and wall units, 4 ring electric hob with filter hood over, electric oven, single bowl and drainer sink unit with mixer tap over, plumbing for dishwasher and washing machine, tiled splashbacks, double radiator, double glazed window to side and side entrance door.

FIRST FLOOR ACCOMMODATION**HALF LANDING**

With stairs elevating to the Main Landing and stairs to:

REAR LANDING

'Velux' window to side, cupboard housing the hot water cylinder and doors to:

SHOWER ROOM

Ladder style chrome effect radiator, low level flush WC, wash hand basin mounted on a feature wooden cill, glazed and tiled shower cubicle with 'Mira' shower, double glazed window to side and entrance to the loft area above.

BEDROOM/ SITTING ROOM**8'11 x 8'8**

Double glazed box Bay window to rear with direct sea and beach views, Painted exposed wooden floor, radiator, feature wall alcoves and double-glazed window to side.

MAIN LANDING

Stairs to the second-floor accommodation, radiator and doors to:

BEDROOM TWO**10'5 x 9'3 min**

Double glazed window to rear with sea views, exposed timber floor, cast former fireplace set in a decorative surround, shelved alcove cupboard, picture rail and door to:

EN SUITE**6'3 x 4'8**

Low level flush WC glazed and tiled shower cubicle with 'Mira' shower, wash hand basin mounted on a vanity cupboard, extractor fan, ladder style chrome effect radiator and part tiled walls.

BEDROOM THREE**14'4/13'2 x 11'5**

Double glazed window to front, feature former fireplace, picture rail, radiator.

BEDROOM FOUR**11'3 x 7'10**

Double glazed window to front, radiator and picture rail.

SECOND FLOOR ACCOMMODATION**MAIN LANDING**

Radiator, feature pointed stone wall, entrance to the loft area above and doors to:

SITTING ROOM**16'9/15'5 x 10'3 max**

A lovely bright room with two 'Velux' windows to rear with sea views, part exposed A-frame, radiator, sloping ceiling, feature tiled former fireplace with timber surround and double doors leading to:

BEDROOM 5	10' max x 9'5/8' 'Velux' Window to front, radiator and sloping ceiling.
BEDROOM 6	12'11 x 10' max 'Velux' window to front, radiator, part exposed A-frame and sloping ceiling.
EXTERNALLY	To the front of the property is a small courtyard and access to the Main Entrance door. To the rear is an artificial lawned sitting area, opening onto a paved rear patio area with feature upright wooden sleepers creating flower borders. Further sitting area with direct gated access onto the beach.
TENURE	We are advised that the property is Freehold.
SERVICES	We are advised that Mains Water, Drainage and Electricity is connected to the property. Air Source Central Heating and Solar Panels.
COUNCIL TAX	We are advised that the property is currently in Council Tax Band D
VIEWING	Strictly by appointment with Ystadau Hiwse <i>Estates</i> . 01970 294 139
What3Words:	///advising.brink.devotion
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.
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.

FLOORPLAN



PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Glenrosa
High Street
BORTH
SY24 5HZ

Energy rating
C

Valid until
14 June 2036

Certificate number
0310-2099-9650-2296-6245



























