



Borth

£189,995



A rare opportunity to purchase this stunning character cottage, on the Sea Front, in the village of Borth. Alma Cottage has been refurbished to a high standard with open plan kitchen/dining area with integrated appliances. This would make an ideal main or second home. An absolute delightful property.

- Sea Side Property
- 3 Double Bedrooms
- Wood Burner
- Exposed Beams
- Character Property
- Slate Floors
- Large New Kitchen

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Call 01970 636000 to arrange a viewing

BORTH

The perfect Holiday home, or full-time residence, this 3 bed home is close both to all the local amenities and all the family favourites of the beach, golf course and zoo! Although removed from the hustle and bustle, there is plenty to do in this quiet welsh village, perhaps one of the most enjoyable things being watching the film crews whom come down to film Hinterland in Borth and Aberystwyth, which is a mere 7 miles away. In short, a great location + stunning interiors = a property well worth a visit. Unless expressly stated all rooms have a range of power points, double glazed windows and electric panel heaters.

PROPERTY COMPRISES

Property is entered via double glazed uPVC half panel and half opaque glazed door into the lounge.

LOUNGE/DINER

24' 2" x 14' 11" (7.38m x 4.57m) Sensitive to the original character of the house, but preferring clean contemporary lines, the lounge feels modern whilst maintaining some old-world welsh charm - for example, rather than being covered, the original exposed stone wall has been made into a great focal point with the new multi-fuel stove set into it. The remaining flat and wood clad walls have been painted in white and soft grey tones, mimicking the stone whilst making this already spacious room feel even bigger with the reflection of light entering from the large bay window. By completing the bay window with a window seat, the current owners have actually made this feel like its own intimate space, perfect for curling up with a good book, whilst still being with the rest of the family. On the opposite side of the room,

another window lets in natural light in the space which has become the formal dining room, framing views of a small patio area outside and fields which extend beyond the property. Completing this room are the welsh slate tiles which have been used to cover the floor, adding yet another natural texture to this environment informed room, which also boasts beautiful timber beams. From this room there is a communicating door to the kitchen and a stairway leading to the first floor.

KITCHEN/BREAKFAST ROOM

29' 0" x 8' 10" (8.86m x 2.70m) Spacious like the lounge, only narrower, the welsh slate flooring and natural soft grey and white tones have been continued into the Kitchen, making the two spaces feel united despite the division. With two sky lights and a double glazed uPVC window, a single uPVC casement door, and French doors to the side, this room lets in natural light with every given opportunity. Fitted with a range of contemporary white and grey gloss base and eye level units, with roll top work surfaces over, the Kitchen has a 11/2 bowl, single drainer, stainless steel sink with mixer tap over. In this room there is space suitable for free standing fridge freezer, and the kitchen benefits from both an Integrated Bosch dishwasher and a four burner induction hob with extractor hood over and Neff double oven with separate complimentary grill below. For added practicality, this room boasts space and plumbing for washing machine, in addition to tiling to water sensitive areas.

WC

6' 6" x 2' 8" (2.00m x .83m) With tiling to water sensitive areas and slate flooring, the suite comprises a low flush WC and wash hand basin.





FIRST FLOOR LANDING

11' 9" x 4' 10" (3.59m x 1.49m) Communicating doors off. Stairs which rise and turn to second floor.

BATHROOM

10' 7" x 7' 6" (3.24m x 2.29m) Fitted to a high standard, this family bathroom wouldn't be out of place in a design magazine, displaying the same sensitivity towards natural textures as the other rooms do, with its stone effect tiles which cover the walls. Making this bathroom even more of a luxury relaxation space are the down lighters in this room, which are perhaps perfect along with a bit of smooth jazz in making a bubble bath all that much more indulgent. Worth noting for less time allowing days is that the bath is complete with a shower screen and electric shower attachment. The rest of the suite comprises low flush WC, ceramic basin set in vanity unit, and a chrome heated towel rail.

MASTER BEDROOM

15' 0" x 11' 0" (4.59m x 3.36m) Boasting beautifully restored rustic wood flooring, this neutrally painted room has much potential as a warm and charming space. The feature fireplace on a slate hearth with wood surround provides a wonderful opportunity for a full restoration, as few things are quite so lovely on a winter night as a roaring fire. From this room two windows overlook the front of the house and let in natural light to the room.





BEDROOM TWO

10' 10" x 8' 11" (3.31m x 2.72m) This second bedroom, though smaller than the master is still well-proportioned room, with plenty of space for both a double bed and a large wardrobe. As with the master Bedroom, this room has had its floorboards wonderfully restored to a rustic antique finish. From this room, there is a window overlooking the patio area and the fields beyond the property line.

BEDROOM THREE/LOFT

14' 7" x 15' 1" (4.45m x 4.62m) Thoughtfully converted, the former loft - now bedroom, feels light and spacious with two windows to the side letting in natural light, and neutrally painted walls and carpet. Two dormer style windows also feature to the rear, and the room boasts plenty of built-in storage, with both a cupboard and eaves storage. Perhaps the most majestic characteristic of this room are the richly coloured aged beams framing the space.

OUTSIDE SIDE OF PROPERTY

A minimal, low maintenance, terraced area with bamboo fencing accessed via the

kitchen. Although not the largest, one can hardly complain when the beach is close enough to serve as your garden.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2017 - 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.

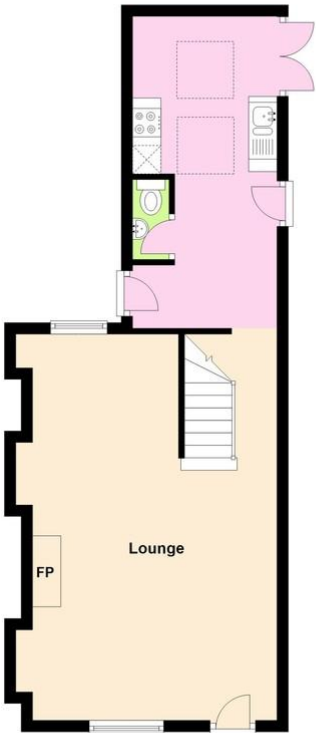
VIEWINGS

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

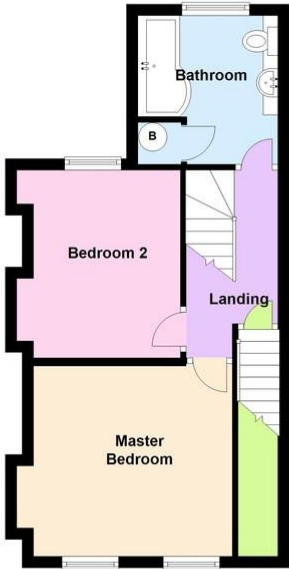
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Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.AEA Management Ltd
Plan produced using PlanUp.

Local Authority

Ceredigion County Council

Council Tax Band

D

Energy Efficiency Rating

58

Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been 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 and they should measurements are approximate and plans included for illustrative purposes.

Alexanders Residential Sales

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