

# MSPROPERTIES

## ESTATE AGENCY

Bronheulyn House, SY24 5HY

**GUIDE PRICE £350,000**

**FOR SALE / AR WERTH**



### Property Features:

- 5 Bedrooms
- Modern & High Specifications
- Recently Renovated
- 1 Bed flat & 4 Bed Maisonette
- Sea Views
- Viewings via agency only
- 4 Bathrooms
- Freehold

## Description

Bronheulyn House is situated in the seaside village of Borth, near Aberystwyth. This beautiful property has recently undergone an extensive refurbishment which includes an electrical re-wire, and re-plumbing throughout, external walls are insulated and windows to the front of the property have been updated to double-glazed uPVC. Bronheulyn has been sympathetically refurbished and retains many original features as well as now offering amazing new modern Kitchens and ultra-modern Bathrooms, this property offers both compelling living and an amazing investment opportunity.

The popular coastal resort of Borth is situated some 7 miles or so due north of the university and market town of Aberystwyth. In addition to the bus service, there is also a railway station at the village for ease of access to Aberystwyth, Machynlleth and beyond.

Local amenities include village stores, a primary school and public houses in addition to the Borth and Ynyslas Golf Club.

## Floor Plan



This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property.

**Front Entrance to Reception Hallway:**

Original quarry tiled flooring, with entrance door to ground floor flat and separate entrance door to maisonette. Stairs to first floor accommodation and under-stairs storage cupboard.

**Ground Floor Flat:**

Accessed through main entrance on Ground flooring, offering open plan living:

**Opening Plan Kitchen/Living Area:** 4.97m ( 16'4" ) x 4.69m ( 15'5" )

Modern fitted Kitchen with base and wall units, sink with mixer tap, electric oven and hob. Tiled splash-backs and extractor fan hood. Herringbone laminate flooring, bay picture window to front and electric heater.

**Bedroom 1:** 3.13m ( 10'4" ) x 2.60m ( 8'7" )

Double bedroom with herringbone laminate flooring, ample sockets, bedside pendant lights

**Utility Room:**

Modern tiled flooring, appliance spaces and door to:

**Shower Room:** 1.82m ( 6'0" ) x 1.86m ( 6'2" )

Floor to ceiling tiled shower room comprising of a walk in low level large shower cubicle, wash hand basin in vanity unit, wc and obscured window to side.

**Maisonette Flat:**

On the first, second and third floors there is a large self-contained three bedroom apartment with a stunning open plan living space:

**Open Plan Living/Dining Room:** 6.45m ( 21'2" ) x 3.47m ( 11'5" )

A beautiful spacious and bright living area with herringbone laminate flooring, a window and bay window to front with breathtaking sea views. Wall panelling, down lights, dining & wall lights with electric heating offering modern living.

**Kitchen:** 2.46m ( 8'1" ) x 3.36m ( 11'1" )

Modern fitted Kitchen with ample base and wall units for storage, integrated fridge, freezer, wine cooler, wash machine and dishwasher. Fitted electric oven & electric hob with sink and mixer tap. Extractor fan hood, window to the rear and worktop/breakfast bar area with pendant lights.



**Bathroom:** 1.60m ( 5'3" ) x 2.17m ( 7'2" )  
 Lovely modern family bathroom with L shaped panelled bath with shower and screen, tiled & panelled walls and window to rear. W.C, wash hand basin & heated towel rail.

**Bedroom 1:** 2.84m ( 9'4" ) x 3.45m ( 11'4" )  
 Double bedroom with built in storage, electric heater, carpet flooring and window to rear.

**Bedroom 2 (Main Bedroom):** 3.45m ( 11'4" ) x 3.96m ( 13'0" )  
 An amazing master bedroom with window to front offering superb sea views, electric heater, wall panelling, carpet flooring and wall lights.

**Bedroom 3:** 3.35m ( 11'0" ) x 2.14m ( 7'1" )  
 Lovely light bedroom with amazing sea view, electric heater, carpet flooring and window to front.

**Shower Room:** 1.43m ( 4'9" ) x 2.35m ( 7'9" )  
 Modern suite with step in double shower cubicle with tiled surround walls, shower and screen. W.C, wash hand basin and heated towel rail.

**Loft Bedroom:** 4.68m ( 15'5" ) x 3.25m ( 10'8" )  
 Light and spacious loft room with original exposed wooden beams, wall lights, ample power points, carpet flooring, velux window to rear offering country views and to the front offering sea views.

**En-suite:** 2.90m ( 9'7" ) x 4.58m ( 15'1" )  
 A spacious en-suite with large low level shower cubicle with waterfall shower above, tiled floor to ceiling, extractor fan, W.C and wash hand basin. Built in storage cupboard and windows to front and rear offering amazing views.

**Services:**  
 We are advised that Bronheulyn House has water, sewage and electric mains. EPC ratings: GF Flat - 66 D, Maisonette 53 - E

**Viewings:**  
 All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

**Important Information:**  
 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification



## EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		66	77				
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			