



TY CERRIG

Borth | Ceredigion | Wales | SY24 5JQ

FINE & COUNTRY

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Welcome to Ty Cerrig; a well equipped 3-bedroom seaside home nestled in the sought-after coastal resort of Borth, overlooking the picturesque Cardigan Bay. This fantastic property combines the charm of a Victorian seaside town with contemporary updates, creating a delightful living space that is both inviting and stylish.

Property Highlights:

Breathtaking Views: Ty Cerrig offers an abundance of natural light throughout, filling its living spaces with warmth and creating a delightful ambience. Wake up to marine and countryside views from the comfort of your home.

Energy-Efficient: Benefit from full external wall insulation, new roof, solar panels, battery storage, and air-source heat pump; ensuring your home remains cosy and efficient year-round, saving you on energy costs and reducing your carbon footprint.

Comfortable Living Spaces: The ground floor boasts a spacious front lounge, a communal feeling dining room, a well-appointed kitchen with modern amenities, a sun-room with panoramic views, and a convenient downstairs WC.

Practical Outdoor Living: Step outside to a practical rear garden space featuring a charming patio area (with optional wired-in hot tub), a wildlife garden and lawn with a pond, and a recently built workshop, perfect for pursuing hobbies or creative endeavours.

Ideal Location: Situated near the seafront, you'll enjoy easy access to over 3 miles of sandy beaches, water sports, coastal walks, a golf course, and the tranquil Dyfi Nature Reserve. Local amenities, including a primary school, post office, general stores, cinema, pubs, restaurants, bus service, and a train station, are all conveniently close by. Plus, the vibrant town of Aberystwyth is only a 10-minute drive away.

Accommodation:

The property's ground floor features an inviting entrance porch, a bright hallway leading to a lounge with a bay window, a dining room, and a well-equipped kitchen with ample storage and induction range cooker. The sun-room offers a perfect space to unwind and enjoy the picturesque views. A downstairs WC adds convenience to this level. On the first floor, you'll find the master bedroom, currently used as a study, with large windows providing marine views. Two additional bedrooms, a refurbished shower room with modern fixtures and a smart automated Velux window with rain sensor, ensuring comfort and convenience. A useful airing cupboard completes this level. The attic, accessible via a pull-down stairway, offers ample storage space.





Exterior:

The rear grounds at Ty Cerrig have been thoughtfully designed to maximise your enjoyment of the surroundings. It has pedestrian access via a gate to the side of the property or via the sun room at the rear. The half-paved, half-gravelled area features a white painted concrete block wall surround, providing space for a hot tub, perfect for relaxing under the stars. The enclosed lawned garden has a tranquil pond and offers a private sanctuary with stunning countryside views over the Cors Fochno nature reserve and its abundance of wildlife. Additionally, the recently built workshop with double front doors and electricity provides endless possibilities for creative pursuits or practical projects.

Service & Amenities:

The property is connected to mains electricity, water, and drainage, it has a new solar PV array with battery storage, and heating is powered by an air-source heat pump. Fibre optic broadband averaging 60MB. Council Tax Band D.

Ty Cerrig presents a unique opportunity to own a coastal haven with a harmonious blend of contemporary living placed among breathtaking local scenery. Don't miss your chance to make this seaside retreat your forever home.

Contact Fine and Country West Wales today to arrange a viewing and experience the charm of Ty Cerrig for yourself!











Fine & Country West Wales

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