



BRONHEULYN HOUSE

Borth | Ceredigion | Wales | SY24 5HY

FINE & COUNTRY

BRONHEULYN HOUSE

BRONHEULYN HOUSE

Bronheulyn House is a completely refurbished character property situated in the popular and sought after coastal town of Borth. Formally an old bank, the current owner has completely refurbished the property to offer a compelling living / investment opportunity.

On the ground floor there is a totally refurbished and reformed one bedroom apartment with sea views offering a spacious kitchen / sitting room with newly fitted kitchen, attractive wooden flooring and large double glazed windows to the front. In addition to this accommodation there is a double bedroom and refitted showroom downstairs. On the first, second and third floors there is a large self-contained three bedroom apartment with a stunning open plan living / kitchen / dining room with stunning views across Borth beach and Cardigan Bay. This attractive room has been further enhanced by painted wood panel walling, attractive herringbone style flooring and a refitted kitchen with built in electric oven, hob and extractor, views the front and rear and integrated appliances including fridge / freezer, washing machine, wine cooler and dishwasher. Also on the first floor is a refitted family bathroom and a bedroom. On the second floor there are three bedrooms, a refitted and attractive shower room and from this floor there are stairs up to the feature second floor which offers a wonderful loft bedroom with excellent views with a feature opening through exposed beams leading to a wonderful large feature ensuite shower room with attractive tiling, exposed beams and fantastic views.

This property is unique in the opportunity to potentially live on the first, second and third floors whilst retaining investment property for income or family purposes below or for investors looking to develop a profitable holiday home business in this perennially popular location of Borth. We have the keys and viewing is highly recommended to appreciate the opportunity on offer.

Rental Projections Available On Request

Freehold / EPC - B

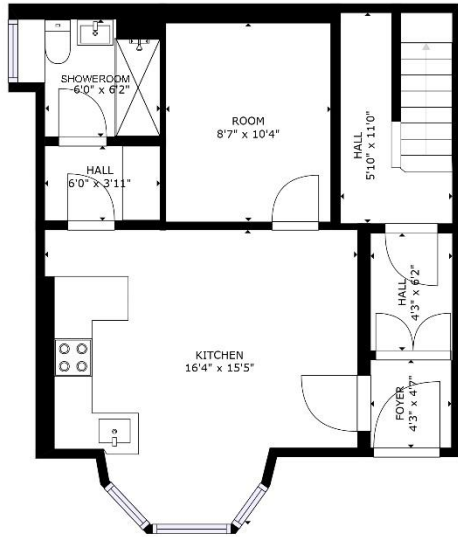






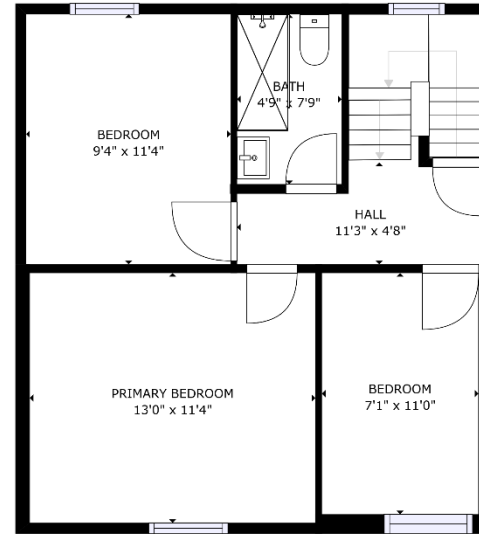






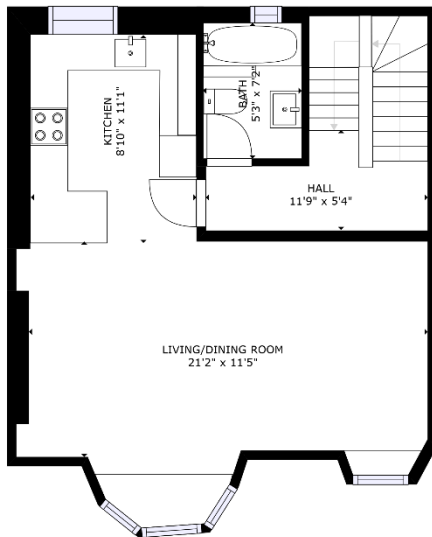
GROSS INTERNAL AREA
 FLOOR 1: 508 sq. ft., FLOOR 2: 511 sq. ft.
 FLOOR 3: 474 sq. ft., FLOOR 4: 214 sq. ft.
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 146 sq. ft.
 TOTAL: 1767 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



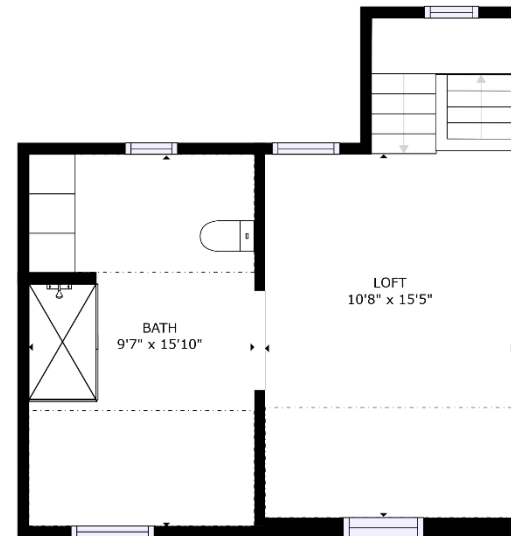
GROSS INTERNAL AREA
 FLOOR 1: 508 sq. ft., FLOOR 2: 511 sq. ft.
 FLOOR 3: 474 sq. ft., FLOOR 4: 214 sq. ft.
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 146 sq. ft.
 TOTAL: 1767 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 3



GROSS INTERNAL AREA
 FLOOR 1: 508 sq. ft., FLOOR 2: 511 sq. ft.
 FLOOR 3: 474 sq. ft., FLOOR 4: 214 sq. ft.
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 146 sq. ft.
 TOTAL: 1767 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 508 sq. ft., FLOOR 2: 511 sq. ft.
 FLOOR 3: 474 sq. ft., FLOOR 4: 214 sq. ft.
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 146 sq. ft.
 TOTAL: 1767 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 4





Fine & Country West Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH

Tel: 01974 299 055 | nigel.salmon@fineandcountry.com

FINE & COUNTRY
fineandcountry.com™