



5 Bedroom Detached Bungalow.

Hafan Las Ynyslas

Borth, Ceredigion. SY24 5JX

ASKING PRICE: £525,000

www.iestynleyshon.com



Hafan Las, Ynyslas, Borth, Ceredigion. SY24 5JX

This detached bungalow in Ynyslas is more than just a home; it's a lifestyle choice for those who appreciate the blend of coastal living and natural beauty. Whether you're looking for a peaceful retreat or a vibrant family home, this property offers the best of both worlds. Stunningly located in Ynyslas, near the beautiful sand dunes, the Dyfi Estuary, and nearby beaches, this property is situated in an area of quite outstanding beauty. The village of Borth, just a short distance away, with a bus stop in walking distance away to connect to Borth and Aberystwyth. The village of Borth provides a good range of local amenities including primary education, public houses, Bijou Cinema, Doctors Surgery a train station, and an 18-hole championship golf course. Superbly positioned across from the Ynyslas Sand Dunes and golf links, offering direct access to some of the most scenic landscapes in the region. The property backs onto the Dyfi National Nature Reserve, providing far-reaching views of the Snowdonia National Park, the Cambrian Mountains, and the stunning Cardigan Bay coastline. This exceptional setting is perfect for those who appreciate natural beauty and outdoor activities. The nearby village of Borth offers a host of amenities. Residents can enjoy primary education facilities, a selection of public houses, a convenient train station for easy travel, and a highly regarded 18-hole championship golf course. This five-bedroom detached bungalow in Ynyslas is not just a home but a gateway to a lifestyle immersed in natural beauty and tranquility.

Ground floor only

Upvc front entrance door leading to:
Covered Veranda porch with door to:

Internal Reception Hall

With BT point. Pull down ladder to:

Attic room 5.68m x 2.42m

With dormer window to front.

Internal reception hall

With door to:

Front bedroom 4.10m x 3.90m

Double panel radiator. Three windows to front then window to side

Other front bedroom 3.50m x 3.30m

With window to front panel radiator twin PowerPoint.

Kitchen 4.15m x 3.96m

With oak fronted fitted cupboards comprise of four draw cupboards ten base cupboards 2 corner cupboards work tops above incorporating single drainer sink 4 ring ceramic hob, Mid mounted double oven, two glass display cupboards 3 twin Power Points cooker control with Power Points, door to rear entrance hallway and door to:

Pantry cupboard 3.40m x 1.22m

With base on eye level units electric metres an electric consumer unit.

Toilet

With low flush WC.

Store cupboard

With a fitted shelf.

Linen cupboard

With fitted shelves and hanging rail. Red tile floor and door through to:



Airing cupboard

Housing factory lagged copper hot water cylinder with fitted linen shelves.

Bathroom

With panel bath, pedestal wash hand basin, shower cubical with a Mira electric shower unit above double panel radiator.

Other separate toilet

With low flush WC.

Rear bedroom 3.34m x 3.34m

With window to rear. Panel radiator twin Power Points.

Rear hallway

With sliding patio doors to outside rear patio area and garden and doors leading to:



Lounge 5.88m x 3.92m With feature fireplace with timber surround slate hearth. 2 panel radiators, window to front. 2 twin Power Points.

Rear Hallway

With panel radiator and door to:

Front bedroom 3.95m x 3.58m

With window to front panel radiator wash hand basin twin Power Point.

Sitting room 3.95m x 3.78m

With window to Rear, 2 twin Power Points, double panel radiator built in alcove cupboard a storage cupboard.

Other kitchen 3.86m x 2.72m

With range of oak fronted fitted cupboards comprise of three base cupboards 4 draw cupboards worktops above incorporated singled drainer sink. Three wall cupboards, larder cupboard, mid mounted double oven double, panel radiator, glazed door to conservatory porch.

Bedroom 3.93m x 2.71m

With window to side double panel radiator and door to:

En-suite

With panel bath, low flush WC, pedestal wash hand basin airing cupboard housing copper hot water cylinder with electric immersion heater shower room with shower cubical with Mira electric shower unit above panel radiator low flush WC pedestal wash hand basin shaver point.

Rear entrance hall

With doors to integral garage with power assist up and over garage door, power and lights storage loft above. Metal oil storage tank.

Separate toilet

With low flush WC.

Utility room

With plumbing for automatic washing machine twin Power Point.

Boiler room

Housing Worcester oil fired boiler which heats hot water and central heating.

Outside

To front vehicular driveway leading to integral garage with parking and turning area. Other side tarmac driveway leading to detached precast concrete panel built garage Rear garden mainly laid to lawn with open aspect with views of the Cambrian mountains. Large paved patio area connecting to patio doors to rear entrance hallway.

Services

Mains electric water on drainage. Oil fired central heating system. Council tax band F.

General

This unique property presents an exceptional opportunity, offering spacious and flexible accommodation that can comfortably house two families, or alternatively be arranged to generate a valuable secondary income through holiday letting. Perfectly positioned in a desirable coastal location, with golden sandy dunes just in front and the Cambrian Mountains as a dramatic backdrop, it combines seaside living with the tranquillity of the countryside. Whether as a family home, a retirement retreat, or an investment, it is a rare chance to secure a lifestyle property in one of the area's most sought-after settings.





Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585

hello@iestynleyshon.com

www.iestynleyshon.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.