



## **Gregson House, Ynyslas, Borth SY24 5JX**

**Offers in the region of £400,000**

**6 Bedroom Semi Detached House  
Sea Views to Front and Mountain Views to Rear  
Close to Beach and Estuary  
Large Garden  
EER TBC**

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## DESCRIPTION

A beautiful 6 bedroom Victorian Semi-Detached house with incredible sea views to the front and mountainous views to the rear. The property has a range of period features including tall ceilings, fireplace, wooden boarded floor and bay windows to front offering views over sand dunes and to the sea. Currently set up to accommodate 2 families with two kitchens and living spaces. To the rear is a large garden well stocked with pretty flowers, shrubs and plants, vegetable patch, pollytunnel and static caravan currently being used as an artist studio. Viewings advised to fully appreciate the scale of what is on offer.

## LOUNGE

5.99 x 4.99 (19'8" x 16'4")  
Wooden boarded floor, bay window to front, feature fireplace.

## KITCHEN

Base level units, stainless steel sink and drainer, wooden boarded floor.

## LIVING ROOM

5.88 x 3.91 (19'3" x 12'10")  
Patio doors to side, windows to side, doors to:

## UTILITY

Stainless steel sink and drainer, spiral staircase to first floor, window to side, opening to:

## DOWNSTAIRS W.C.

Low level flush W.C., sink hand basin.

## STUDY

3.33 x 1.44 (10'11" x 4'9")  
Window to side.

## LOUNGE/BEDROOM

5.86 x 5 (19'3" x 16'5")  
Wooden boarded floor, bay window to front, woodburning stove.

## 2ND KITCHEN

5.06 x 2.41 (16'7" x 7'11")  
Fitted with a range of base and eye level units, stainless steel sink and drainer, window to front, plumbing for washing machine.

## BEDROOM 2 WITH EN SUITE

5.19 x 3.39 (17'0" x 11'1")  
Window to rear, carpeted floor, door to ensuite with low level flush W.C., sink hand basin, shower.

## BATHROOM

Low level flush W.C., sink hand basin, panel bath, window to side.

## BEDROOM 3

3.7 x 3.9 (12'2" x 12'10")  
Carpeted floor, window to side, door to:

## BEDROOM 4

3.8 x 2.5 (12'6" x 8'2")  
Carpeted floor, window to side, window to rear. Spiral staircase to utility.

## SECOND FLOOR LANDING

Doors to:

## BEDROOM 5

4.9 x 4.2 (16'1" x 13'9")  
Dormer to front.

## BEDROOM 6

5.2 x 2.9 (17'1" x 9'6")  
Window to side.

## BEDROOM 7

3 x 2.7 (9'10" x 8'10")  
Velux window to rear, carpeted floor, door to:

## ENSUITE

Panel bath, low level flush W.C., sink hand basin, velux window to rear.

## EXTERNALLY

The property is approached from the front via a taracadam driveway with room for parking, large store shed to the side, large rear garden with a vast assortment of shrubs, flowers and trees. Static

caravan currently being used as a studio, veg patch, pollytunnel and mountainous views to the rear.

## SERVICES

Mains water, electric

## VIEWING

By appointment with the selling Agents on 01970 630721 or e-mail [aberystwyth@johnfrancis.co.uk](mailto:aberystwyth@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## FACEBOOK & TWITTER

Follow us on twitter  
@JohnFrancisAber or on facebook  
[www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

We are advised that the property is Freehold

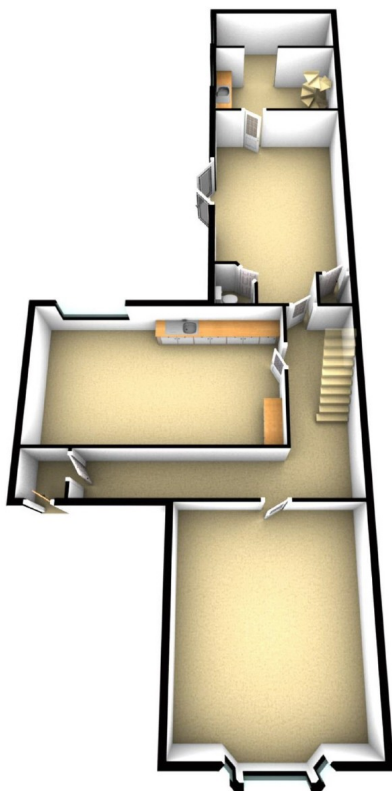
## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our Aberystwyth Office, proceed along the A487 in a northerly direction through the village of Bow Street, upon leaving the village take the next left-hand turning in Rhydypennau signposted Borth. Continue until reaching the village of Borth and turn right at the mini roundabout and follow the road along the sea front. At the next junction go straight over bearing to you left and pass the golf course on your left the property can be seen on the right hand side.

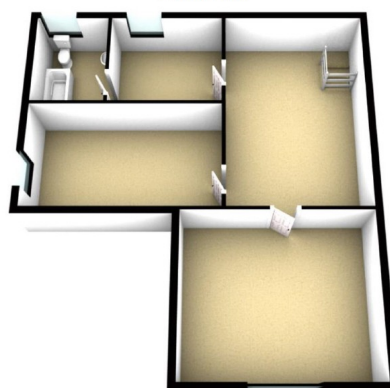
Ground Floor



First Floor



Second Floor



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**John.  
Francis**