



CASUARINA

Dol-y-Bont | Borth | Wales | SY24 5LX

FINE & COUNTRY

CASUARINA

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Casuarina is a property which has been completed recently (February 2023) and offers a well planned and thoughtfully constructed 4 bedroom detached home in a hamlet location in between Aberystwyth and the seaside village of Borth.

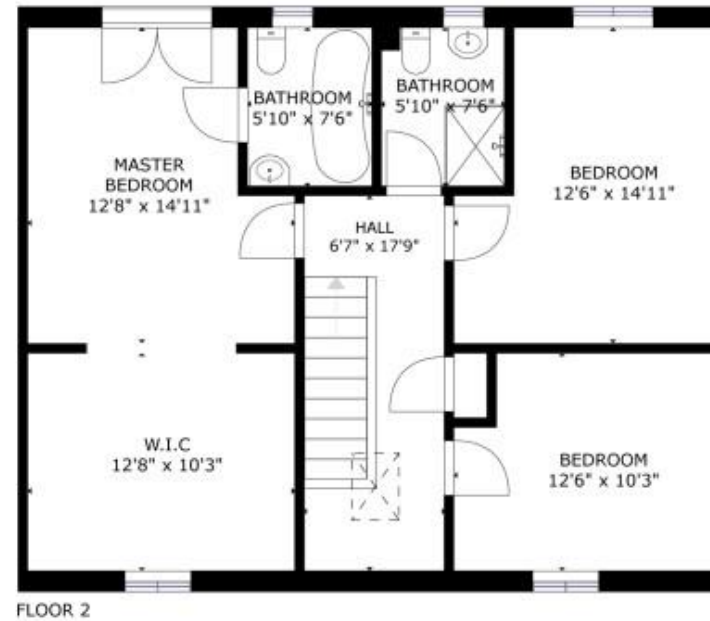
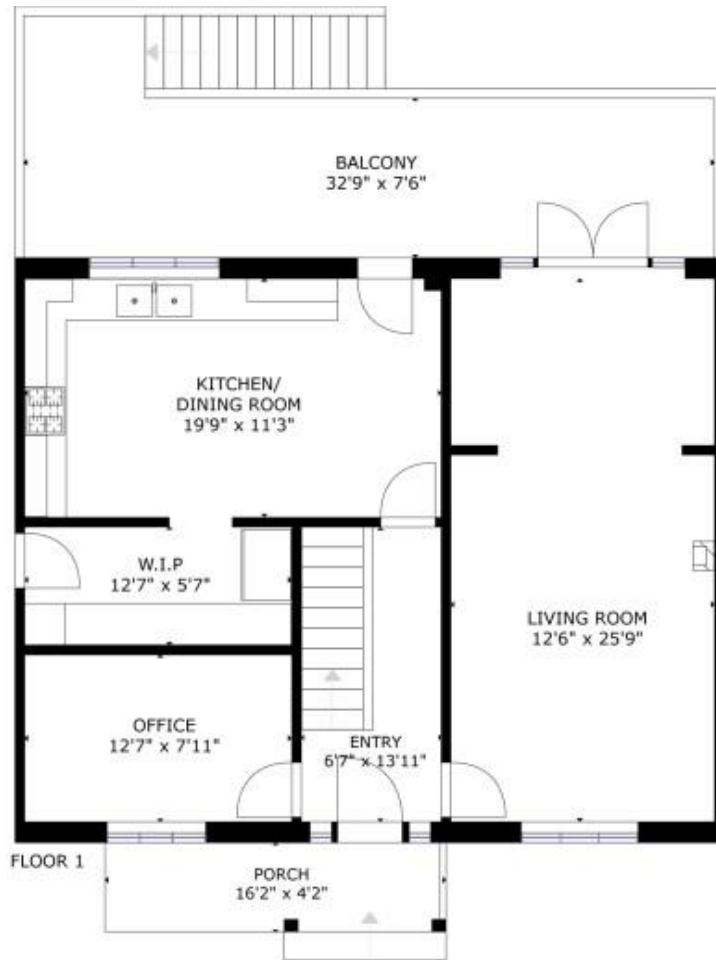
The high standard property offers Oil fired CH with underfloor heating to the ground floor, solar panels, new slate roof, extra wall insulation and double glazed windows. The property layout offers a large Sitting Room, Attractive Sun Room area, Study, large Kitchen/Breakfast Room, Utility Room, Cloakroom on the ground floor. To the first floor there is a master bedroom with ensuite (Slipper bath). There are 3 further bedrooms, a family shower room and spacious landing. Outside, one of the main features is the excellent veranda off the kitchen and Sun Room area, which offers elevated views across the open countryside and stream beyond, this also leads down to the neat rear garden and the 2 lower ground floor rooms (excellent storage/potential utility rooms, one is already set up as a Utility Room). There is also parking for several cars to the side and the front garden is well presented and also offers a ramp to the front door.











GROSS INTERNAL AREA
 FLOOR 1: 839 sq.ft, FLOOR 2: 807 sq.ft
 EXCLUDED AREAS: BALCONY: 269 sq.ft; PORCH: 64 sq.ft
 TOTAL: 1646 sq.ft



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