



# MAESARFOR

Borth | Ceredigion | Wales | SY24 5JP

FINE & COUNTRY

MAESARFOR

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Set to relaunch with a new pricing opportunity in this sought-after location, Maesafor, a distinguished detached house stands on a notable corner plot in this seaside town. It offers expansive living quarters, including four generously sized bedrooms, three reception areas, and a capacious attic room, making it a great choice for those aspiring to coastal living. Illuminated by natural light, the residence boasts breathtaking vistas of Cardigan Bay to the west and the majestic Ceredigion countryside inland, encapsulating both tranquillity and grandeur. The established property could be redesigned as it is or boldly redrawn with first floor living accommodation showcasing the Cardigan Bay Sea Views.

Strategically located on the seafront yet safeguarded against flood risks by a robust sea wall and comprehensive beach defences, the property provides a unique combination of direct beach access and unobstructed views. It also has a double garage and parking, sought after in this location.

The home is in need of updating and it offers great potential for further personalisation. The layout includes a convenient upstairs family shower room and an additional ground-floor shower room, ideal for returning beach visitors, supplemented by a separate W/C and basin.

While minor refurbishments and updates are needed, this property is perfectly suited for those in search of a substantial coastal home.

The property features a side driveway leading to an ample parking area and a detached double garage or workshop. The rear garden, with its extensive, well-kept lawn, offers a serene retreat, complemented by a discretely placed oil storage tank. A separate pedestrian entrance ensures convenient and secure access. This relaunch presents a rare chance to acquire a coastal gem, offering spacious living and unparalleled views.





The area of Borth, is celebrated for its extensive sandy beach and golf course, and is a popular holiday destination. It is well-equipped with facilities including a primary school, healthcare services, a pharmacy, seasonal dining options, and a year-round cinema. Transportation is facilitated by a mainline train station and regular bus services to Aberystwyth, an energetic university town only eight miles away, known for its Victorian promenade, contemporary Arts Centre, and The National Library of Wales, contributing significantly to the local culture.

Video Link: <https://youtu.be/bPdghng3Tjc>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

















Fine & Country West Wales

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