

FOR SALE

Wigwam Ynyslas, Borth, SY24 5JX



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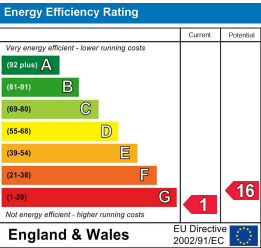
Auction Guide Price £150,000

Wigwam Ynyslas, Borth, SY24 5JX

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.com



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01938 555552


3 Reception
Room/s


5 Bedroom/s


1 Bath/Shower
Room/s





- Guide price of £150,000–£170,000, to be sold at auction on Friday 1st May 2026 in Shrewsbury
- Located just 100m from the beach with views over Borth & Ynyslas Golf Course and the Cambrian Mountains
- Detached timber-framed bungalow set on a 0.44-acre plot
- Interior includes entrance hall, dual-aspect sitting room, dining room, and kitchen/breakfast room
- Offers five bedrooms and a bathroom
- Features gated front access and a detached garage

Accommodation as follows:

- Veranda**
Overlooking hole 6 of Borth & Ynyslas golf course with the sand dunes beyond.
- Dining Room**
Pine boarded floor which continues throughout the bungalow, picture window, corner brick fireplace.
- Sitting Room**
Double window aspect and brick corner fireplace.
- Rear Hall**
Door to rear morning sun patio.
- Breakfast Room**
Rear garden aspect with mountain range backdrop, old fashioned solid fuel oven stove, original room bell, fitted cupboards.

- Kitchen**
Single drainer stainless steel sink unit, space for electric cooker, plumbing for dishwasher, double window aspect, back door.
- Walk-in Larder**
Wall shelving, window.
- Bedroom Five**
- Bathroom**
White three piece suite comprising of cast iron bath with electric shower over, wash hand basin, low level W.C.
- W.C.**
Low level W.C.
- Bedroom One**
Double window aspect, wash hand basin.
- Bedroom Two**
Double window aspect, wash hand basin.
- Bedroom Three**
- Bedroom Four**
Window, wash hand basin.
- Externally**
Very large lawned garden to front, both sides and rear and two wide metal swing gates giving aces to fore area. Detached garage (20' x 18').
- Services**
Mains electricity, mains water and private drainage are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band
Ceredigion County Council
Aberaeron
Ceredigion
SA46 0PA
01545 570881
cllic@ceredigion.gov.uk
The property is in band 'D'

Directions
Postcode for the property is SY24 5JX

What3Words Reference is refuse.detect.stated

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD

Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

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