



2 Bedroom Detached Bungalow  
Penybont Dol-y-Bont  
Borth, Ceredigion. SY24 5LX

ASKING PRICE: £315,000  
[www.iestynleyshon.com](http://www.iestynleyshon.com)



## Penybont, Dol-y-Bont, Borth, Ceredigion. SY24 5LX

Welcome to Your Perfect Retreat in Dolybont. Nestled on the outskirts of the charming rural village of Dolybont, this delightful two double-bedroom, detached bungalow presents the ideal opportunity for those seeking a peaceful yet convenient lifestyle. Just 2 miles away lies the coastal haven of Borth, boasting 3 miles of golden sandy beaches stretching towards the breathtaking sand dunes of Ynyslas. Built approximately 45 years ago using traditional construction methods, this easy-to-maintain bungalow offers spacious accommodation tailored to suit the active retired or couples of all age groups. The property includes three versatile reception rooms, perfect for creating your dream living, dining, and leisure spaces. Enhanced with modern white UPVC double-glazed windows and low-maintenance PVC fascias, the bungalow ensures comfort and energy efficiency throughout the year. Whether you're looking for a serene retreat or a coastal base to explore the surrounding beauty, this location is perfect for those seeking an active lifestyle with walking trails, water sports, and other outdoor pursuits right at your doorstep. This property is ready to welcome you home.

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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.

## GROUND FLOOR ONLY

Upvc front entrance door to:

### Porch

With full length glazed door to:

### Reception Hall

With panel radiator and doors to:

### Lounge. 4.70m x 3.62m

Feature LPG fire with coal effect. Tile surround. Panel radiator. Two twin power points Television Point Window to side. Sliding door leading to:

### Sun Lounge 3.94m x 3.33m

With glazed patio door to front with pleasant south facing aspect of the front garden. and window to front. Double panel radiator. Three twin power points Television point.

### Dining Room 3.62m x 2.79m

With window to rear. Panel radiator single power point Tile floor.

### Kitchen 3.30 m x 3.25m

With range of oak fronted fitted units comprise of eight base cupboards. Four drawer cupboards work top above single drainer sink. Eight wall cupboards. Freestanding oil fired boiler which heats hot water and central heating. Cooker control with power point Two twin power points. Window to rear and door to:

### Utility Room 2.58m x 2.21m

With sindle drainer sink base cupboard under. Two wall cupboards. Panel radiator, tile floor. Twin power point. Door to:

### Toilet

With low flush WC.

### Rear Entrance Hall 3.00m x 2.70m

Tile floor and door to outside rear. Ideal boot room.

### Internal Hall

With doors to: Airing cupboard housing copper hot water cylinder.

### Main Bedroom 3.67m x 3.27m

With window to front. Panel radiator. power point.

### Front Bedroom 4.30m x 3.67m

With window to front. Double panel radiator. BT point Two built in wardrobes and other storage cupboard.

### Bathroom

With vanity wash hand basin. Low flush WC. Panel bath with shower adaptor over. Panel radiator.

### Outside

To front tarmacadam driveway leading to:

### Attached Garage 4.30m x 3.00m

With up and over garage doors pedestrian door to outside rear. Electric consumer unit and meter.

**Garden** To front laid to lawn with pedestrian access to rear patio area.

### Services

Mains electric and waters. Private drainage. Oil fired central heating system. Council Tax Band ?

### General

The property offers good size accommodation in a pleasant village location enjoying a warm sunny aspect. Ideal for couple of all age groups perfect for the retired seeking an easy to maintain property. For further information please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



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>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

