



BWLCH Y GWYNT

Bontgoch | Talybont | Ceredigion | SY24 5DP

FINE & COUNTRY

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Fine and Country West Wales are delighted to offer the attractive and beautifully situated Bontgoch onto the open market for the first time.

This individually built, five bedroomed detached home offers spacious accommodation and modern living with three reception rooms, a large kitchen / breakfast room and excellent spacious accommodation. Set in this so rural position on the edge of the village, this large property is built in a traditional style with a sweeping driveway, double garage with studio accommodation above and well maintained and large gardens backing onto open farmland. Additionally, to the rear, there is a large entertaining patio area outside which is accessed off the sitting room and kitchen / breakfast room.

Viewing highly recommended to appreciate spectacular opportunity on offer. No chain involved. Contact Fine and Country West Wales for further details.

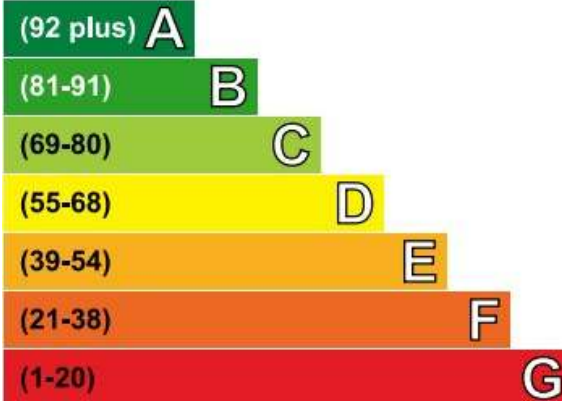




Video Link: https://youtu.be/xfgVq_ttOF4

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
75	83























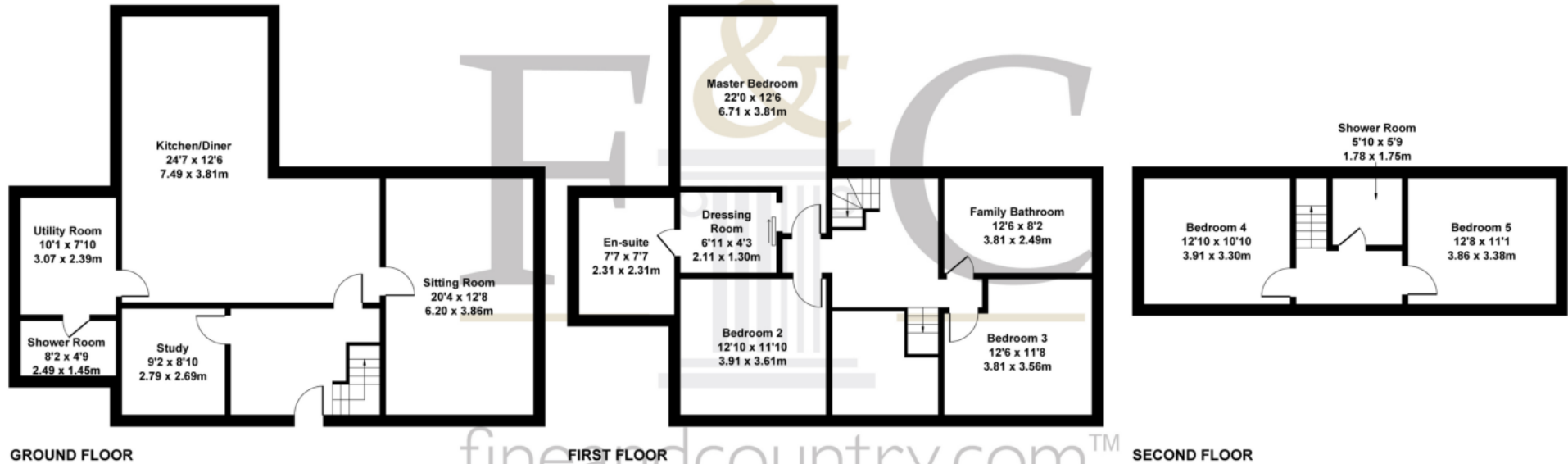






Bwlch Y Gwynt, Bontgoch, Talybont, Ceredigion, SY24 5DP

Approximate Gross Internal Area
2379 sq ft - 221 sq m



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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