



TYN WERN

Aberffrwd | Aberystwyth | Ceredigion | SY23 3NE

FINE & COUNTRY

TYN WERN

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Fine and Country West Wales are delighted to present Tyn Wern, an exceptionally well-located smallholding, now on the market for the first time in many years.

This charming and well-maintained four-bedroom detached home offers a tranquil rural lifestyle, set against the backdrop of breathtaking, uninterrupted views across the stunning Rheidol Valley. Adding to its unique allure, Tyn Wern overlooks the historic Vale of Rheidol steam railway line, allowing you to enjoy the sight of beautifully restored steam trains making their way through the countryside.

Set in approximately seven acres, with the option to purchase additional land, Tyn Wern is the ideal setting for those seeking a peaceful retreat. Despite its rural charm, the property is situated only 20 minutes from the vibrant town of Aberystwyth, providing easy access to its rich array of amenities. Aberystwyth is home to the National Library of Wales, an invaluable cultural institution, as well as the renowned Aberystwyth University, one of the UK's leading academic institutions.

The town's Arts Centre, one of the largest in Wales, regularly hosts a wide range of exhibitions, performances, and events, catering to those with an appreciation for culture and the arts. The Victorian promenade, which stretches along the seafront, offers a wonderful spot for seaside walks, with its distinctive pier and traditional charm.

Tyn Wern also benefits from its proximity to Devil's Bridge, a site steeped in history and legend. The famed Devil's Bridge is known for its unique series of three bridges, built one atop the other, and for its breathtaking waterfalls, which have long captivated visitors. The Vale of Rheidol steam railway offers a scenic route between Aberystwyth and Devil's Bridge, and this journey has been named as the second most scenic in Europe, only surpassed by the Orient Express.





Offered with no onward chain and now competitively priced for a fast sale, Tyn Wern represents a unique opportunity to own a piece of Welsh countryside, with unparalleled access to both natural beauty and cultural landmarks. Fine and Country West Wales highly recommend early viewing to avoid disappointment.

Video Link: <https://youtu.be/uVluEII8MKs>



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		





















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.

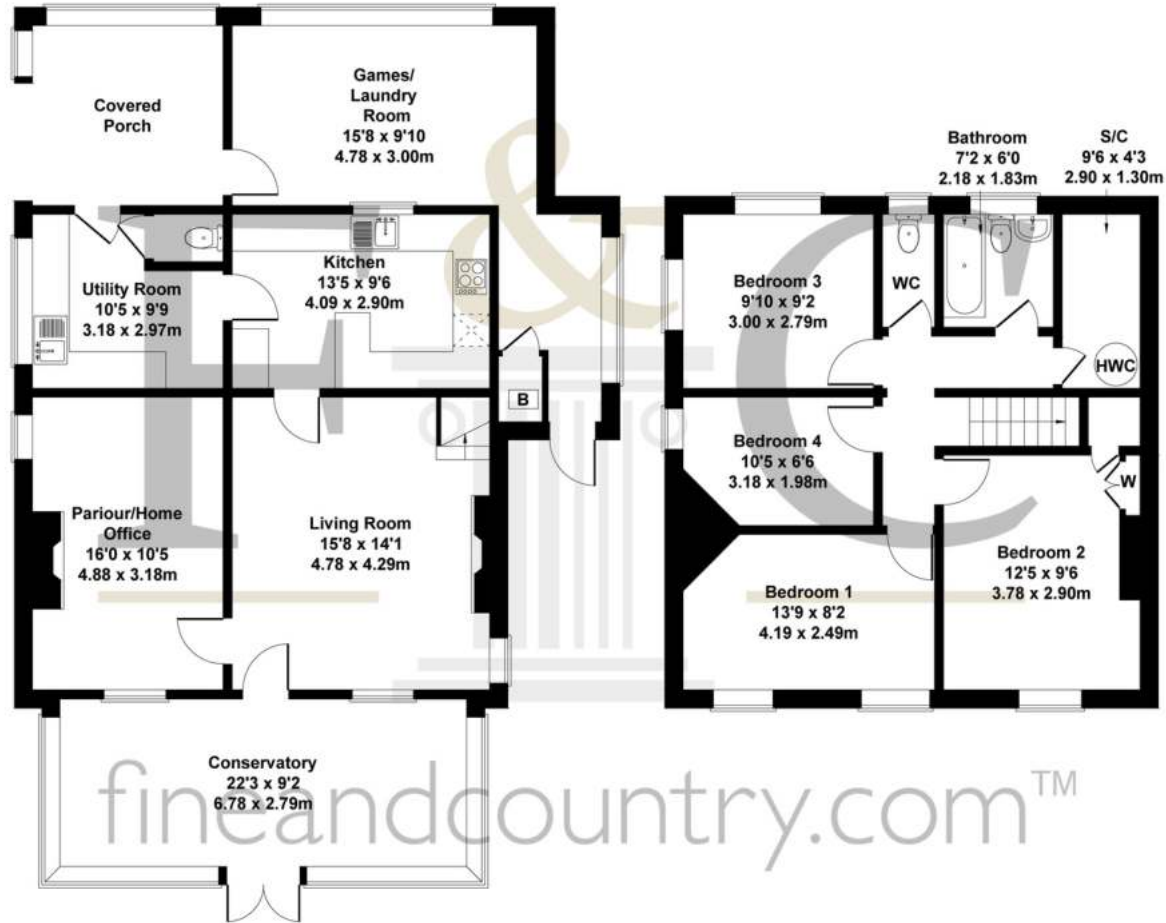
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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Tyn Wern, Aberffwd, Aberystwyth, SY23 3NE

Approximate Gross Internal Area
1870 sq ft - 174 sq m



GROUND FLOOR

FIRST FLOOR

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.

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Fine & Country West Wales

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