





Tynreithyn
Tynreithyn
SY25 6LL

Offers in Excess of £
220,000.00

bettermove

Tynreithyn - Tynreithyn

Bettermove are proud to present this 3 bedroom detached house cottage in Tynreithyn.

The property benefits from double glazing, and oil heating throughout, with off street parking available via a private driveway.

The council tax band is C.

The interior of this beautifully presented property comprises two spacious reception rooms, including a cosy sitting room with a feature log burner, alongside a modern open-plan fitted kitchen and dining area on the ground floor. The first floor consists of two generously sized double bedrooms, a versatile third bedroom currently utilised as a home office, and a family bathroom. The exterior boasts a private enclosed rear garden with lawned areas and gravelled seating spaces, perfect for enjoying the summer months, whilst overlooking the surrounding countryside.

Located in a peaceful semi-rural setting just outside the historic market town of Tregaron, the property is close to a range of local amenities, including shops, cafés, restaurants and schools. The popular coastal towns of Aberaeron and Aberystwyth are also within convenient driving distance, offering further shopping, leisure and recreational facilities. Transport connections can be found via the nearby A485, providing access to Tregaron, Aberystwyth and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
3	1	2	Freehold

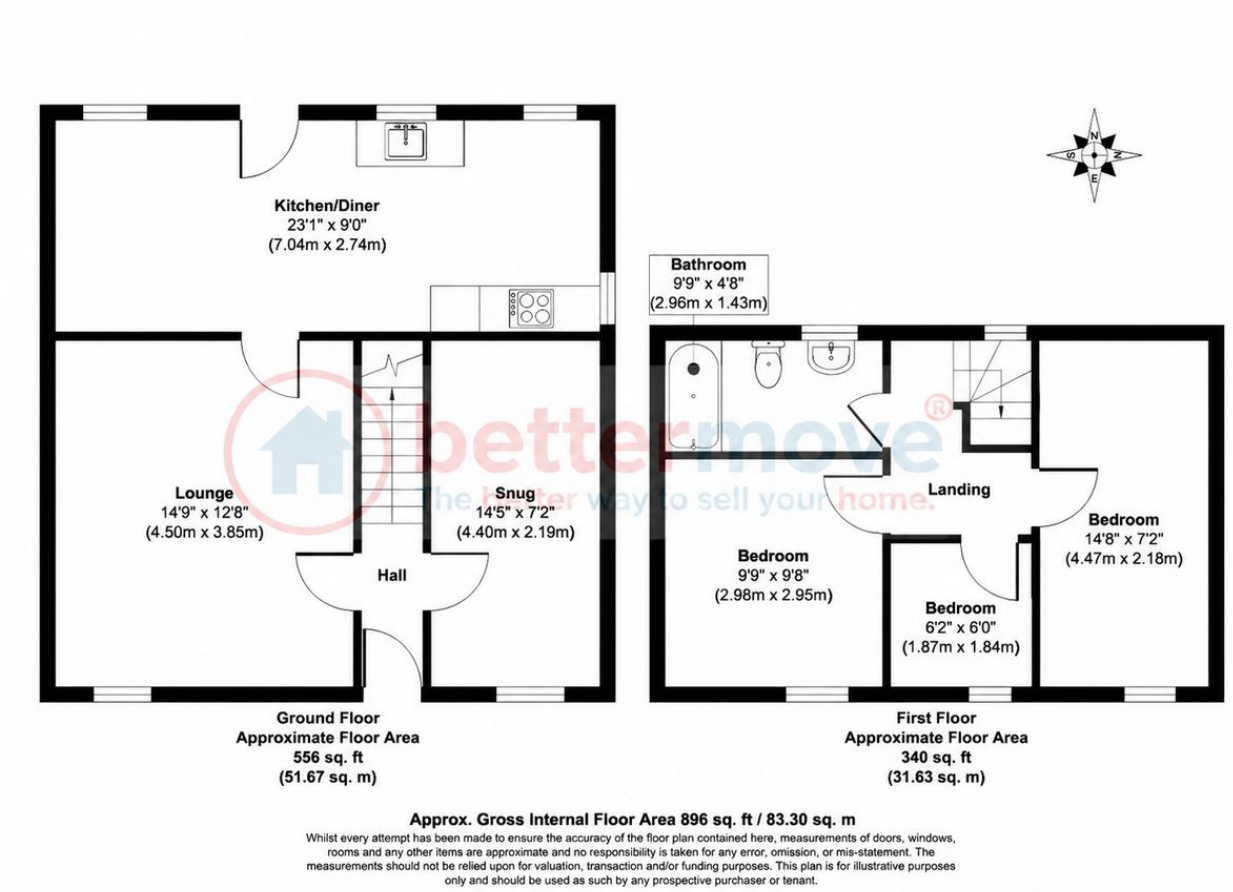








Floor Plan



Approx. Gross Internal Floor Area 896 sq. ft / 83.30 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D	57	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		75
(55 to 68) D		
(39 to 54) E	48	
(21 to 38) F		
(1 to 20) G		







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