



TO LET  
ON AN OCCUPATION CONTRACT

**LLETY**  
**TALYBONT SY24 5ER**

Small partly furnished cottage in the centre of Talybont village comprising lounge with minstrel gallery bedroom over, Kitchen: Shower room & separate WC: Gas central heating.



Suitable for a profession person or couple. No pets. No smokers.

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**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS (01970) 617179**  
**Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk) Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

**Llety TALYBONT SY24 5ER**

**LOUNGE/DINER:**



**14'3 x 13' (4.34m x 3.96m)**

Pleasant light spacious room having two front windows. Two night storage heaters. Fitted cupboard. Vaulted ceiling, exposed beams and open tread staircase to:-

**MINSTREL GALLERY  
BEDROOM**



Two velux windows. Stained boarded floor

**KITCHEN/BREAKFAST:**



Modern fitted base and wall units. Breakfast bar. Single drainer stainless steel sink unit with tiled wall surround. Window over sink.

**LOBBY:**



Wash hand basin.

**TOILET:**

Low flush w.c.: Window.

**SHOWER ROOM:**

Fully tiled electric shower.



**SERVICES:**

Mains electric, water, drainage & gas.  
Gas central heating

**COUNCIL TAX:**

Band 'A'

**VIEWINGS:**

**Through agent's office: -**

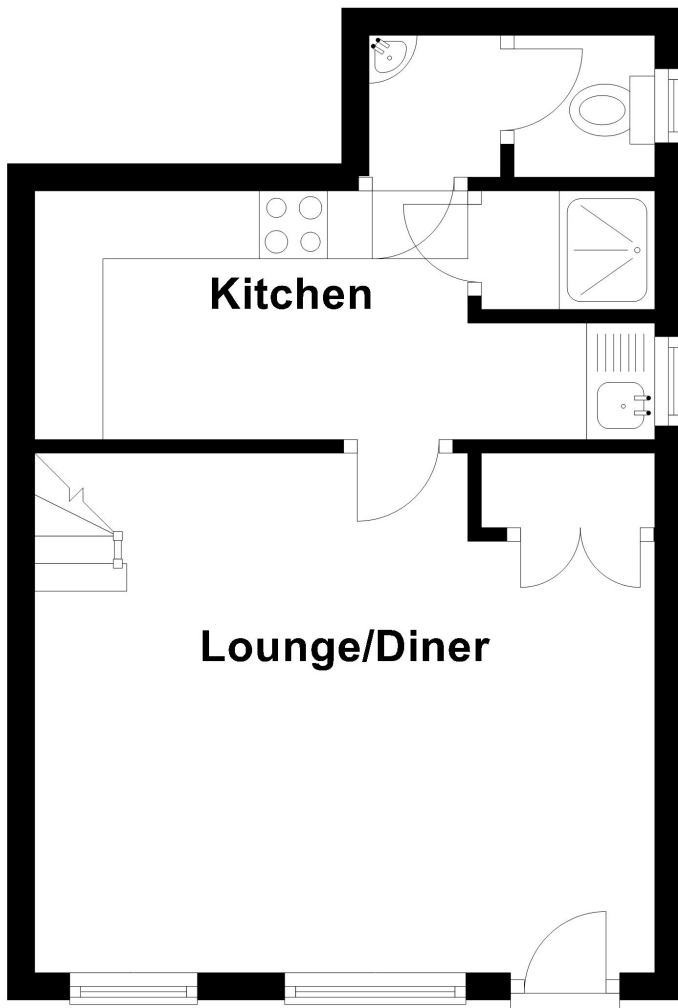
Jim Raw-Rees & Co.,  
1 Chalybeate Street  
Aberystwyth  
Ceredigion. SY23 1HS  
(01970) 617179  
24-hour answer phone

**PRICE:**

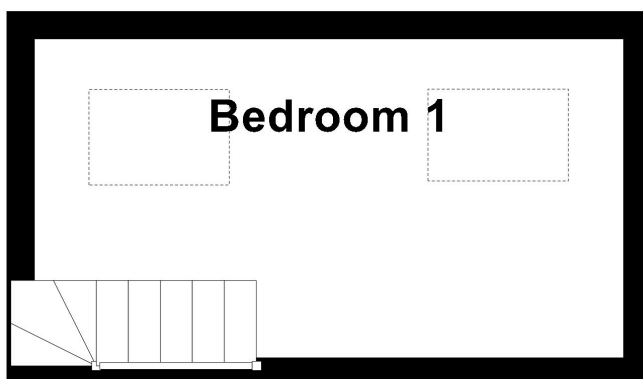
**£550 pcm plus one month's deposit.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Ground Floor



## First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.