



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 single occupancy from 1st August 2025.
Not suitable for pets. Non smokers.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179
Website: www.raw-rees.co.uk

LLETY, TALYBONT. SY24 5ER

LOUNGE/DINER



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

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

MINSTREL GALLERY BEDROOM



Two velux windows. Stained boarded floor. Central heating radiator.

KITCHEN/BREAKFAST



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

LOBBY

Wash hand basin

TOILET:

Low flush WC: Window.
Central heating radiator.

SHOWER ROOM

Fully tiled electric shower.

SERVICES

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

COUNCIL TAX:

Band 'A'

EER:

D/67

VIEWINGS**Through agents office:-**

Jim Raw-Rees & Co

1 chalybeate Street

Aberystwyth

Ceredigion SY23 1HS

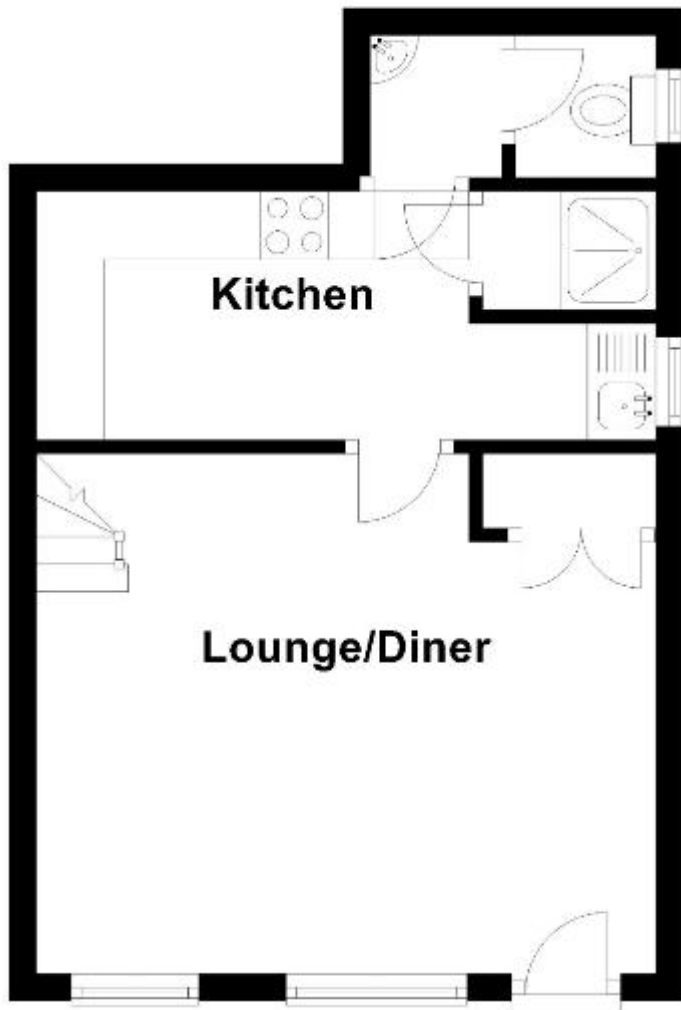
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24-hour answer phone

RENT:

**£550 pcm plus one months' rent
for deposit**

Ground 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.

First Floor

