

TO LET ON ASSURED SHORTHOLD TENANCY AGREEMENT

A pleasant detached unfurnished 2 bedroom barn conversion with views. Recently refurbished to include new Kitchen; Shower Room and LPG central heating. Known as:-

**TY ISAF
BRYNBWL
BORTH SY24 5NS**



Located on the back road to Borth situated between Clarach & Borth.

Directions:

Top of Penglais Hill leaving Aberystwyth northbound turn left signposted Crematorium, follow the road down through the trees to the hamlet of Llangorwen. Keep on the same road up the hill straight for about 2 ½ miles then turn right on a sharp bend. Proceed up the lane for 400 yards Brynwbl Farm is then in front of you; the property is on the left at a lower level to the other properties.

RENTAL: £550 pcm (plus £550 deposit)
AVAILABLE: Immediately

Ty Isaf, Brynbwl, Borth. SY24 5NS

LIVING ROOM:



13'2 x 13'4

Views. Central heating radiator.

KITCHEN:



6'8 x 9'10

Modern fitted units.

INNER HALL:

BEDROOM 1:

9'6 X 13'

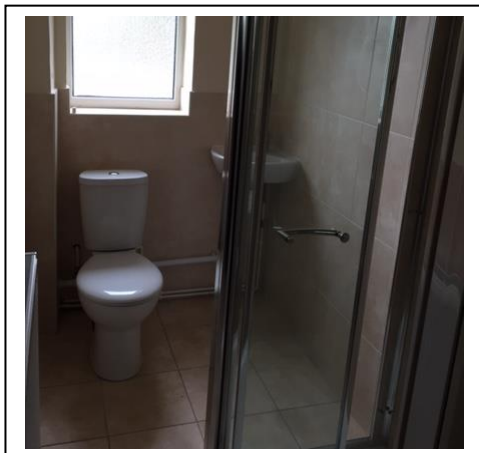
Fitted wardrobes. Central heating radiator.

BEDROOM 2:

10' X 9'10

Fitted wardrobes. Central heating radiator.

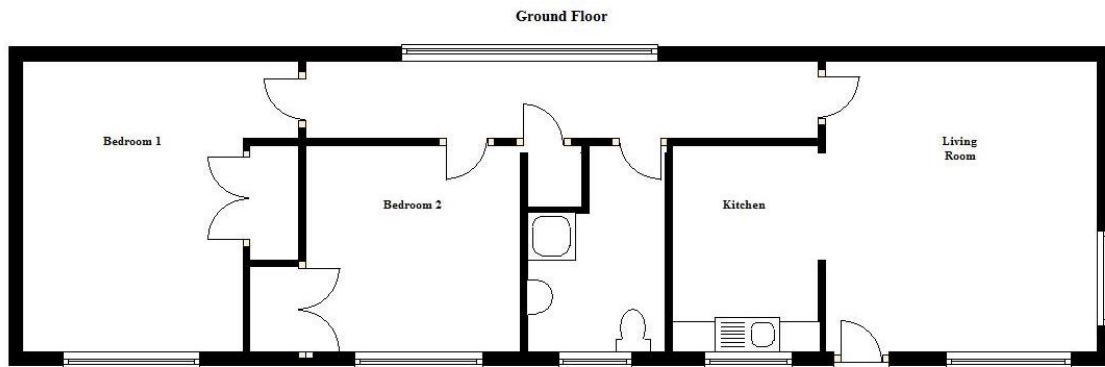
SHOWER ROOM:



Newly fitted comprising of: shower cubicle: Wash hand basin: Low flush WC

OUTSIDE:

Tar-macadam fore parking & turning area



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

SERVICES: Mains electric & water. Private drainage.
Full LPG central heating

COUNCIL TAX: Band 'D'

TERMS: No DSS, no pets, non smokers.

