



TO LET ON A FIXED STANDARD OCCUPATION CONTRACT

A semi-detached single storey semi-rural Barn conversion comprising 2 Bedrooms: Living room: Newly installed shower room & WC: Modern kitchen: Full oil central heating: Parking:

**Y BEUDY
BRYNBWL
BORTH SY24 5NS**



Located on the back road between Clarach & Borth

RENTAL £700 pcm (plus £700 deposit)

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

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

Y BEUDY, BRYNBWL, BORTH. SY24 5NS

LIVING ROOM:



16'9 x 16'10

uPVC front door. Stunning views from uPVC double-glazed patio door. Exposed stone wall. Tongue and groove timber lined walls in white. Quarry tiled floor. Exposed timber beamed ceiling. Double central heating radiator.

INNER HALL:

Pine latch and brace doors off. Quarry tiled floor. Central heating radiator. Fitted boiler cupboard. Oil combi boiler.

KITCHEN:



15'6 x 5'10

Fitted modern base units. Inset single drainer stainless steel sink unit. Space for washing machine with plumbing. Beko electric cooker with stainless steel extractor hood over. Beko fridge. Quarry tiled floor. Central heating radiator. Two uPVC windows. Walk in pantry having quarry tiled floor, shelves.

BEDROOM 1:



9'4 x 13'7 views

uPVC door. Deep fitted wardrobe. Quarry tiled floor. Central heating radiator.

BEDROOM 2:



9'3 x 10'3 max. Views

Fitted wardrobe. Quarry tiled floor. Central heating radiator.

SHOWER ROOM:



White modern 3 piece suite comprising shower cubicle with direct shower. Pedestal wash hand basin: Low flush WC: Central heating radiator: Fully tiled walls. Quarry tiled floor: Shaver light.

OUTSIDE:

Front ramp drive. Fore concrete area, side wall enclosed patio area.



SERVICES:

Mains electric & water. Private drainage. Full oil central heating.

COUNCIL TAX:

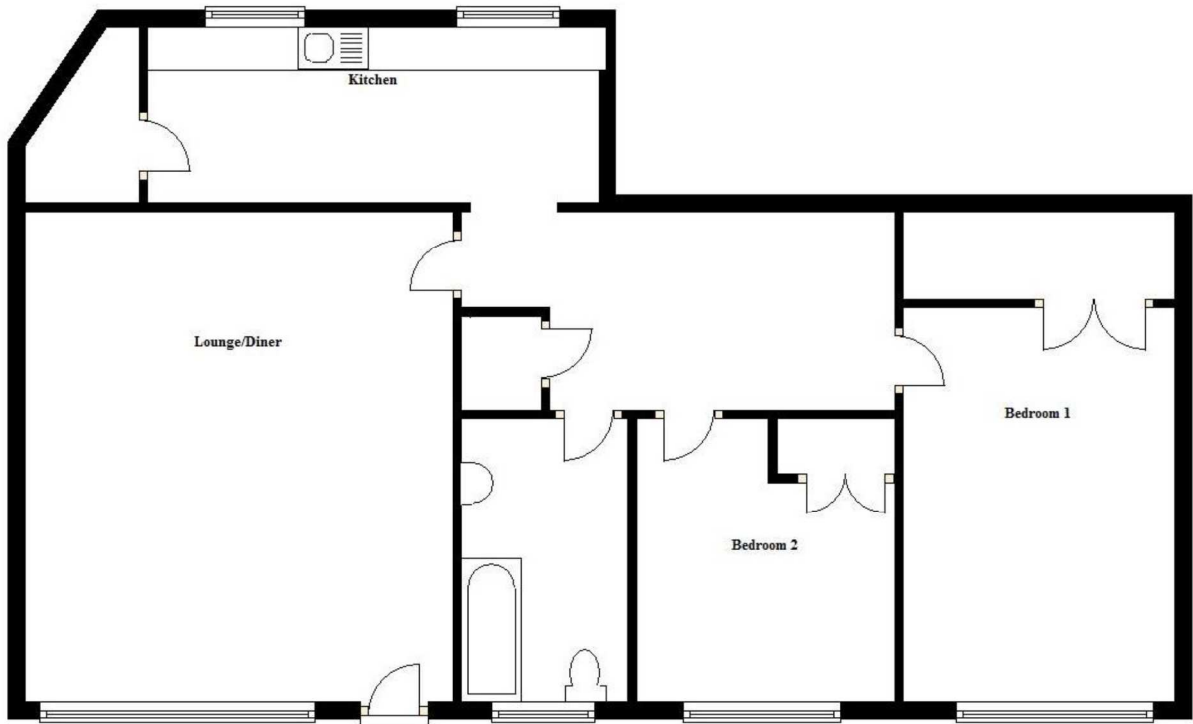
Band 'D'

TERMS:

No DSS, no pets, non-smokers.

VIEWING:

Via agent's office:-
Jim Raw-Rees & Co.,
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 7617179
24-hour answer phone



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

Directions

From Aberystwyth proceed up Penglais Hill 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 (black & white arrow). Proceed up the lane for 400 yards Brynbwl farm is then in front of you, this property is on the left.

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart