



# RHOSHELYG

Cross Inn | Llanon | Wales | SY23 5NQ

FINE & COUNTRY

RHOSHELYG

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Fine & Country West Wales are happy to present this delightful detached, freehold bungalow. The dwelling comprises four bedrooms, two bathrooms with over a third of an acre of land.

Surrounded by rolling Welsh hills and situated between the picturesque town of Aberaeron and the University town of Aberystwyth, close by is Newquay which offers a wealth of water sports and outdoor activities are to be found in every direction.

The interior is in need of cosmetic renovation, an opportunity to really put a stamp on a wonderful property. With a new air source heat pump fitted and complete overhaul of the heating system this could be the perfect blank canvas for a new adventure in West Wales.

For more information please don't hesitate to contact us. We have the keys, viewing upon request.

## Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		











Fine & Country West Wales

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