



CANOL Y BRYN

Rhos Y Garth | Ceredigion | Wales | SY23 4SE

FINE & COUNTRY

CANOL Y BRYN

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Fine and Country West Wales are delighted to bring Canol Y Bryn to market. This spacious non-estate detached home offers large and flexible accommodation appealing to family living or potentially multifamily generational accommodation with accommodation on potentially four floors with sublime West Wales countryside views to all sides. This large property offers four bedrooms, four bathrooms, three reception rooms, private gardens and extensive driveway parking to the front.

Accommodation wise the property could incorporate the lower ground floor, which at present comprises of a garage and preformed potential accommodation of over 600 square feet and a potential second floor which is presently free formed as a fully boarded attic of over 350 square feet.

Viewing is recommended to appreciate the size of the property and the opportunity on offer. Please contact Fine and Country West Wales for an immediate viewing.

Video Tour Link: <https://youtu.be/FIjYqz6kl4>

Drone Video Link: <https://youtu.be/FDH2YClpBGY>

Tenure: Freehold

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

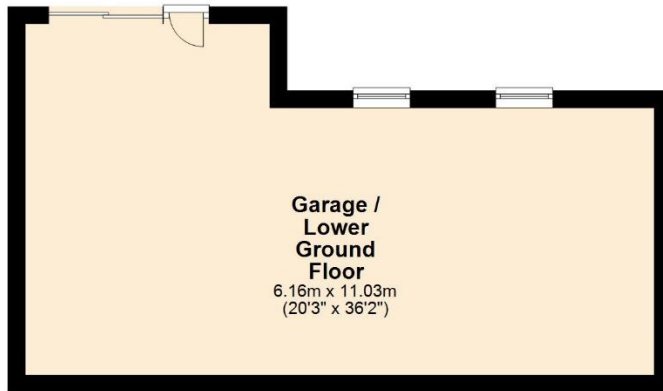








Lower Ground Floor
Approx. 58.0 sq. metres (624.7 sq. feet)



First Floor
Approx. -1.5 sq. metres (-15.9 sq. feet)



Second Floor
Approx. 99.6 sq. metres (1071.9 sq. feet)



Third Floor
Approx. 38.0 sq. metres (408.8 sq. feet)



Total area: approx. 194.1 sq. metres (2089.5 sq. feet)



Fine & Country West Wales

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